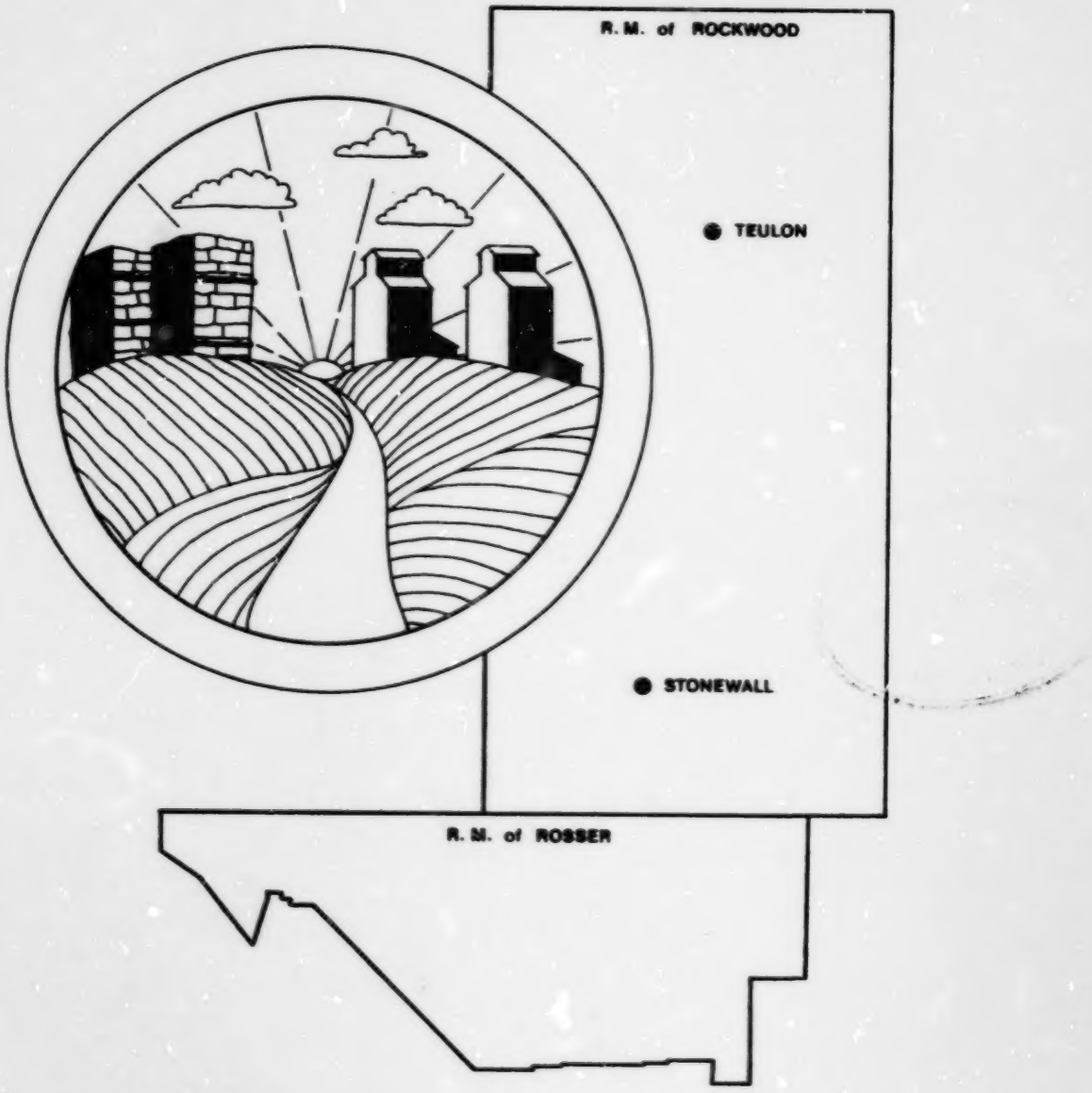
SOUTH INTERLAKE PLANNING DISTRICT



DEVELOPMENT PLAN

SOUTH INTERLAKE

PLANNING DISTRICT

BY-LAW NO. 2/83

BEING a By-law of The South Interlake Planning District to adopt a Development Plan;

WHEREAS Section 26(4) of The Planning Act provides that the board of a district may prepare a development plan;

AND WHEREAS Section 30(1) of said Act provides that a board of a district shall by by-law adopt a development plan;

AND WHEREAS it is deemed expedient and desirable to adopt a development plan for the South Interlake Planning District;

NOW THEREFORE, The District Board of the South Interlake Planning District, in meeting duly assembled, enacts as follows:

(1) That the South Interlake Planning District Development Plan, attached hereto and marked as Schedule "A", be and the same is hereby adopted.

DONE AND PASSED at the South Interlake Planning District Office in Manitoba this 19th day of December A.D. 1983.

D Craig.
Chairman

Doreen Wilson
Secretary-Treasurer

READ a first time this 5 day of April 1983
READ a second time this 12 day of May 1983
READ a third time this 19 day of December 1983.

CERTIFIED a true copy of By-law No. 2/83 of the South Interlake Planning District.

Doreen Wilson
Secretary-Treasurer

South Interlake Planning District Development Plan

Being Schedule "A" to
By-law No. 2/83 of The
South Interlake Planning
District

Prepared by the
South Interlake Planning
District Board in
Consultation with the
Municipal Planning Branch

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APPENDIX 'A' - List of Maps

MAP NO.	TITLE
1	Regional Setting
2	Rural Land Use and Unincorporated Centres Classification Plan
3	Stonewall and Environs Land Use Classification Plan
4	Teulon and Environs Land Use Classification Plan
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APPENDIX 'B' - Crown Land Use Classification Plan for the South Interlake Planning District

SECTION I INTRODUCTION

A. GENERAL INTRODUCTION

The South Interlake Planning District was established in February of 1979 by the Lieutenant-Governor-in-Council under the requirements of The Planning Act. Initially the District was comprised of the Town of Stonewall, Village of Teulon, and the R.M. of Rockwood. In November 1980, the Rural Municipality of Rosser joined the South Interlake Planning District. In forming the District, the Councils of the respective municipalities gave approval to the concept that a joint approach to planning offered the best opportunity for resolving the variety of land use issues facing the District.

The major tool the Planning District has to resolve land use issues is the Development Plan. Essentially the Development Plan is a document which states land development policies mutually agreed upon by the municipalities. Specifically it contains statements of findings, objectives, and policies with respect to land use matters, maps showing permitted uses, proposals for implementation of the plans, policies and a five year capital works program.

It is important to emphasize that there is ample room within the Development Plan review process to encourage and permit adjustments to policies and proposals that require modifications, because of our conditions and unanticipated changes in life styles and values. Furthermore, the document is subject to review by the District Board at least once every five years or sooner if considered necessary by the District Board.

The Planning process involved the preparation of background studies. These background studies, including various land use maps, provided the information on the South Interlake Planning District which were subsequently incorporated into the Plan. Prior to the preparation of the Development Plan and with the aid of the background studies the South Interlake Planning District Board had prepared a Basic Planning Statement. The Basic Planning Statement was given first reading in August, 1982, and was intended to provide interim

development control until the Development Plan was completed. The Development Plan will contain much of the detail outlined in the Basic Planning Statement and in essence will comprise the body of this document.

B. PURPOSE OF THE DEVELOPMENT PLAN

Section 27, Subsection 1 of the Planning Act, being Chapter 29, S.M. 1975, establishes the main purposes of a Development Plan. Briefly, these purposes are:

1. to serve as a framework whereby the district or the municipality and the community as a whole may be guided in formulating development policies and decisions;
2. to identify the factors relevant to the use and development of land;
3. to identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects thereof;
4. to set forth the desired timing, patterns and characteristics of future development of land and to determine the probable social, environmental and economic consequences thereof;
5. to establish and specify the programs and actions necessary for the implementation of the development plan;
6. to outline the methods whereby the best use and development of land and other resources in adjacent municipalities, districts, or affected areas immediately abutting thereto, may be co-ordinated;
7. to identify those matters of government concern which affect the use and development of land and other resources within the district or the municipality.

C. OBJECTIVES OF THE DEVELOPMENT PLAN

The Basic Planning Statement document had outlined in some detail the overall purpose, intent, and objectives of the South Interlake

Planning District. Since the Development Plan is intended to replace the Basic Planning Statement, it is necessary and desirable to reiterate the objectives in this document. The objectives that have been established and which are central to all of the Districts development policies are:

1. To support and strengthen agriculture as a major land use in the District.
2. To allow limited residential development areas and other non-agricultural land uses, and guide such development in an orderly fashion.
3. To promote the growth of existing settlement centres in an orderly and economic fashion. Thus, development that should more properly be located in settlement centres shall be encouraged to become established in such settlement centres whenever possible.
4. To protect and facilitate the various functions of the road system within the District in order to move traffic safely and efficiently.
5. To protect all areas which are capable of supporting high quality aggregate extraction, such as gravel, sand, and limestone.
6. To establish the basis on which land use and subdivision controls and capital works programs shall be implemented.
7. To promote the provision of recreational amenities for both public and private sector use.

D. FORMAT OF THE DEVELOPMENT PLAN

The Development Plan will consist of five sections: Introduction, Settlement Centres, Rural Resource, Recreation and Administration.

Section I: Introduction sets out the general intent, purpose, objectives, format and definitions of the Development Plan.

Section II: Settlement Centres, sets forth findings, objectives and policies which apply to all centres but also puts forth specific policies for each settlement centre.

Section III: Rural Resource, deals with a broad range of rural resource issues including agriculture, rural residential development, transportation, wildlife, fisheries, mineral resources,

groundwater, and historical resources. The Development Plan map of the District delineates various land use areas.
Section IV: Recreational Resources, deals with the recreational resources of the District. Recreation areas are delineated and policies for recreational subdivisions are put forth.
Section V: Administration of the Development Plan, deals with the means of implementing the plan and provides the means whereby the plan can be reviewed and amended.

E. DEFINITION OF TERMS

1. Aggregate: Sand and gravel or crushed rock.

2. Approving Authority: (i) the minister, or (ii) the board of a district that is authorized by an order of the minister to act as an approving authority within the area of jurisdiction of the board,

3. BOARD: The South Interlake Planning District Board.

4. Buffer Zone: An area of land intended to separate one land use activity from another.

5. Compatible Land Use: Land use activities which are able to co-exist without creating undesirable effects or interference.

6. Conditional Use: Means the use of land or building which may be permitted in any particular zoning district as provided for in a zoning by-law or planning scheme.

7. Deer Wintering Area: The area of land as defined by the Department of Natural Resources for the protection of the white-tailed deer.

8. Detrimental: Undesirable or harmful as determined by the South Interlake District Planning Board.

9. DEVELOPMENT: Means the carrying out of the construction, erection, or placing of any building or excavation or other operation on, over or under land; or the making of any change in the use or intensity of use of any land or buildings or premises.

10. Erosions: The process by which the earth's surface is worn away by the action of wind or water.

11. Farmstead: The land area used by the farm operator for residence, animal shelters, and buildings used for the farm operation, normally in a single cluster and within the shelterbelt.

12. Full Range of Farming Activities: Any farming activity within the laws of the Province of Manitoba including all types and sizes of farming fields, and livestock and poultry production operations.

13. Groundwater Pollution Hazard Area: The area(s) where the carbonate rock or sand and gravel are at or near ground surface as defined by Water Resources Branch, Dept. of Natural Resources.

14. Landslides: Are all types of localized movements, except subsidence, of the earth's crust caused fundamentally by gravity and taking place because of some inherent instability in the arrangement of the materials.

15. Land Subject to Flooding: Lands subject to flooding are all lands subject to flooding by the 100 year flood, a recorded flood exceeding the 100 year flood, or a flood specified by the Water Resources Division in areas protected by flood control works.

16. Limited Range of Farming Activities: Shall mean a restricted range of farming activities as opposed to a "full range" of farming activities.

17. Lower Class Agricultural Land: Land which is not prime but which is used for farming or has the potential of being used for farming.

18. Major Provincial Highways: Those limited access highways which have been so designated by the Department of Highways & Transportation on the basis of their importance as regional, provincial, interprovincial or international carriers. Unless the Highway Traffic Board declares otherwise by regulation, all provincial trunk highways (also some provincial roads) have limited access status under"The Highways Protection Act".

19. Mobile home park: means a parcel of land upon which mobile home spaces are provided and have been approved by the Council.

20. Mobile home subdivision: means a parcel of land subdivided to provide mobile home sites in accordance with Part VI of The Planning Act, S.M. 1975, Chapter 29.

21. 100 Year Flood: Is a flood which is likely to occur, on the average, only once in 100 years or more specifically, a flood which has a one percent chance of being equalled or exceeded in any years. Also described as a one percent flood or a flood having a return period of 100 years.

22. Open Space: Parcels of land that are available for public and institutional uses.

23. Prime Agricultural Land: Land having Classes 1, 2 and 3 soils as classified by the agricultural land capability system of the Canada Land Inventory and interpreted as such by the Manitoba Soil Survey, Manitoba Department of Agriculture.

24. Provincial Natural Park: A park designated as such under the authority of the Provincial Park Lands Act.

25. Quarry Minerals: Means the following minerals obtained by quarrying: shale, clay, peat, silica rich sand, dolomite, limestone or any other quarry minerals as defined in Manitoba Regulation 226/76.

26. Recreation Development: Any development, whether intensive or extensive which facilitates recreation in a special area eg. campground development, trails, cottages, etc.

27. Regional Park: A park other than a Provincial Park that has been developed to serve not only residents in the immediate area but also those beyond.

28. Rural Non-farm Residential Development: The establishment of rural non-farm residences on small acreage lots.

29. Rural Residential Development: The establishment of rural residences on small acreage lots.

30. Shoreland: Land within 1,000 feet of the ordinary high water mark of a lake, sea or inlet thereof; or land within 300 feet of the ordinary high water mark of a river, stream, watercourse, creek, spring or other body of water.

31. Subsidence: The vertical settlement, lowering or falling of the earth's surface.

32. Unincorporated Centres: Refers to the unincorporated communities of Rosser, Grosse Isle, Argyle, Gunton, Balmoral and Komarno.

33. Urban Centres: Refers to the Town of Stonewall, Village of Teulon, and Stony Mountain.

34. Water Body: A lake, pond or reservoir either naturally or artificially created which periodically or continuously contains water.

35. Water Course: An open, defined channel, river, drain or ditch either naturally or artifically created, which intermittently or continuously contains moving water.

36. Wayside Park: A Park designated as such under the authority of the Provincial Park Lands Act.

37. Wetlands: Class 2 or 3 land as defined by the land capability system of the Canada Land Inventory for Waterfowl.

SECTION II SETTLEMENT CENTRES

A. UNINCORPORATED CENTRES

1.0 FINDINGS

For the purpose of the District Board the term "Unincorporated Centres" refers to Rosser, Grosse Isle, Argyle, Gunton, Balmoral and Komarno.

The seven unincorporated centres have experienced sporadic growth over the past thirty years. Grosse Isle has experienced the most dramatic shift in growth during the urban to rural population shift of the 1970's and is the largest of the unincorporated centres with a population of 200 residents. Argyle being the smallest with a population of 76 residents.

These small unincorporated centres provide a local function to their residents and the surrounding rural population. The importance of these centres is realized in their contribution to the provision of services to the rural population and providing an alternative lifestyle to that offered by larger urban centres. It is essential to maintain the rural character and nature of the communities and provide for opportunities which will improve the stability of the centres through continued growth and development.

2.0 OBJECTIVES

2.1. Growth of the existing unincorporated centres should occur in an orderly and economic fashion.

2.2. The unincorporated centres should be strengthened and maintained to provide an alternative environment from that offered by rural non-farm residential development.

2.3. Development that should more properly be located in the unincorporated centres shall be encouraged to become established in such centres whenever possible.

2.4. To eliminate or minimize costs and inconveniences arising from providing services to poorly and unwisely located developments.

3.0 POLICIES

3.1. Residential uses shall be permitted in the unincorporated centres.

3.2. The District Board will endeavour to ensure that proposed developments permit the economic provision of such public services as sewer and water, schools, hydro, telephone, highways, police, fire protection, health care, and recreation facilities.

3.3. The growth of the unincorporated centres bordering on one side of a major highway will wherever feasible be restricted to the same side of that highway. Access to such highways will be limited and where possible a service road for purely local traffic will be provided.

3.4. The growth of the unincorporated centres of Rosser, Grosse Isle, Argyle, Balmoral and Komarno may necessitate their expansion onto adjacent lands. In these instances the land requirements of the centres will normally have priority over the existing use of that land.

3.5. As a means of protecting the residents from land uses and activities that would be detrimental to or degrade the residential experience in the unincorporated centres, a buffer zone - extending up to one mile - may be established around each centre restricting the range of permitted land uses, as established in the zoning by-law. Such uses as intensive livestock operations and heavy industry would be considered undesirable within this zone.

3.6. Lots shall be of such dimensions as to accommodate the proper functioning of a septic field, or other approved method of disposal of domestic effluent.

3.7. New subdivisions shall be in keeping with good subdivision design practice, and take into account access, adequate supply of potable water, adequate surface drainage.

3.8. Any additional subdivision development shall be contigious to the existing subdivision area.

3.9. The subdivision of land for rural non-farm residential development will not be allowed on the periphery of an unincorporated centre.

3.10. Where new subdivisions abut conflicting land uses, consideration shall be given to buffering.

3.11. Infilling of vacant lots will be encouraged.

3.12. Senior citizen housing units shall be located in as close proximity as possible to necessary community facilities, particularly central commercial ones.

3.13. Mobile homes shall be considered as an integral part of the residential environment and shall be restricted by location only to the extent that conflicts with other uses are minimized.

3.14. Commercial uses shall be conditional uses in the unincorporated centres of Rosser, Grosse Isle, Argyle, Gunton, Balmoral and Komarno, in order to serve these communities. Conflicts with adjacent uses shall be minimized by exercising care in the location of such commercial uses.

3.15. Industrial uses shall be conditional uses within the unincorporated centres of Rosser, Grosse Isle, Argyle Gunton, Balmoral and Komarno and shall be sited to minimize conflict with adjacent uses.

3.16. Recreational, open space, health care facilities, schools and public reserves shall be permitted uses in the unincorporated centres of Rosser, Grosse Isle, Argyle, Gunton, Balmoral and Komarno.

4.0 IMPLEMENTATION

The objectives and policies of the District with respect to unincorporated centres shall be implemented through:

4.1. zoning by-laws,

4.2. subdivision control procedures,

4.3. development agreements,

4.4. the issuance of development permits and building permits,

4.5. the unincorporated centres of Rosser, Grosse Isle, Argyle, Gunton, Balmoral and Komarno shall each be designated as "General Development Area"

B. URBAN CENTRES

For the purpose of the South Interlake Planning District Board the term urban centres refers to the Town of Stonewall, Village of Teulon and Stony Mountain.

1.0 FINDINGS

1.1. Stonewall: Stonewall, with a 1981 census population of 2,210 persons, is the largest urban centre in the South Interlake Planning District and has established itself as an agricultural service centre for the surrounding area which produces cereal grains, beef, cattle, poultry, and the agricultural products. Also, the Town has grown by becoming a commuter centre for those persons who are employed in Winnipeg.

The bedrock is close to the surface in the Stonewall Area. Indications are that the bedrock varies from 3 feet to 15 feet. Within the developed areas of Stonewall - - - east of Fifth Street West - - - the bedrock is more shallow than the depth to bedrock in the areas west of Fifth Street West. The groundwater resources report indicates that the groundwater supplies in the Stonewall area are generally of good quality for present and future development. The combination of bedrock (limestone and dolostone) near surface and an extensive aquifer pose problems and costs associated with the installation of sewer and water services and the threat of groundwater pollution.

The demand for residential land uses indicated that there are potentially, an adequate number of vacant lots within Stonewall to meet single family housing requirements for 15 years. This includes infilling of lots throughout the developed areas of Town and the potential lots in the Rockwood (West) Subdivision and the Woods-Procure Subdivision.

Stonewall's commercial activity is mainly located within the well defined central business district. Neighbourhood and highway

commercial development is at a minimum. Commercial building activity has not increased greatly with Winnipeg continuing to be a major shopping area. Highway commercial districts should be located adjacent to major traffic corridors, and where additional site area is available for expansion. The area adjacent to P.T.H. No. 67 east of Stonewall should be developed for this purpose.

Industrial activity in Stonewall is limited to servicing the agricultural, road and construction sectors. In order to encourage industrial development in Stonewall, there is a need for a designated industrial area or park.

Parks and recreational land appear to be quite sufficient for the community as a whole in terms of parks. However, the southern area of Stonewall has a minimum of public open space. The Town of Stonewall should consider in any redevelopment proposal for the exhibition grounds, that a recreational/open space area be provided.

1.2. Teulon: Teulon is an incorporated Village in the R.M. of Rockwood. With a 1981 census population of 925 persons, Teulon is a major urban centre in the South Interlake Planning District. Teulon's location has enable it to establish as an agricultural service centre for the surrounding area. However, light industrial enterprises have recently developed in the Village.

Current projections appear to indicate that there are an adequate number of vacant lots within Teulon to meet most of the residential housing needs. Also, sufficient land suitable for residential development is located in the western part of the Village.

Teulon's commercial activity is located within two areas, a well defined central commercial district and adjacent to P.T.H. #7. The central commercial area is compact and allows for infilling alongside the avenues adjacent to the central commercial district. Also,

commercial expansion can be accommodated on the C.P.R. land parallel to Main Street. Highway commercial activities can be accommodated on the lands adjacent to P.T.H. #7 where infilling can be accommodated.

Industrial development has generally occurred within the developed areas of Teulon and adjacent to or within the residential areas. This has resulted in industrial traffic utilizing residential streets, incompatible land uses, noise, dust and sanitary sewer problems. An area or areas should be designated for industrial uses which would be,where possible, non-contiguous to residential and recreational areas.

Teulon appears to be well served by parks and recreational lands. The major park site to the south and the school grounds to the north provide good open space for residents of the Village and surrounding rural area residents. However, concern is expressed that the continued development of land, for recreation and public open space needs, will continue to be of prime importance.

1.3. Stony Mountain: Stony Mountain is an unincorporated Village in the R.M. of Rockwood. With a population of approximately 1,000 people, and the site of the Federal Penitentiary, it is a major urban community in the South Interlake Planning District. The carbonate bedrock outcrops at Stony Mountain creating two distinct landscapes, the hill area and the "flats". Surface drainage within the hill area is excellent because of relief and within the "flats" is impeded by the level topography and soil conditions. Groundwater pollution hazard exists in areas where the carbonate rock is at or near ground surface and is of a major concern of the Municipality.

Projections for future residential land indicate that over the next twenty years, additional land will be required for Village expansion. Also, any future industrial and/or commercial uses

requiring large land areas will require land outside the limits of section 11-13-2 E.P.M. The logical direction for expansion is the area between the old highway and the C.P.R. rail line. The timing of further urban expansion into these areas should be coordinated in order that extension of municipal services can be economically provided.

Commercial activity is limited, however, a fairly well defined central commercial area exists in Stony Mountain.

2.0 OBJECTIVES

2.1. To alleviate costs and inconveniences arising from providing services to poorly located and unplanned developments.

2.2. To ensure the growth of the urban centres occur in an orderly and economic fashion.

2.3. To strengthen the existing urban centres to provide employment opportunities and a range of commercial and community facilities to the residents and the residents of the region.

2.4. To minimize the adverse affects between incompatible land uses by restricting their location adjacent to a conflicting land use, and/or by providing for appropriate buffering between incompatible land uses.

2.5. To promote an adequate range of recreational, educational, cultural, health and welfare services and facilities to serve the region.

2.6. To restrict haphazard and fringe development adjacent to the urban centres.

2.7. To ensure that development and growth occurs in such a manner that adequate and economical servicing can be accommodated.

2.8. To ensure that development more properly suited to the urban environment be encouraged to become established in the urban centres whenever possible.

2.9. To ensure that there is adequate land available for future urban expansion.

3.0 GENERAL POLICIES

3.1. The growth of the existing urban centres will be encouraged and the establishment of new settlement centres will not be permitted.

3.2. The growth of the urban centres shall be directed in a manner that water and sewer facilities can be made available at an economically feasible cost.

3.3. Developments shall not be permitted in areas subject to hazards such as flooding unless the hazard is eliminated or protected against prior to or during development.

3.4. A buffer zone shall be established adjacent to the urban centres limiting the range of farm activities which may be detrimental to the progress and development of the urban centres and defined in the zoning by-law.

3.5. Lands presently used for agricultural purposes within the urban centres shall be allowed to continue until such time that these lands are required for urban development. The interim development of these lands shall be regulated so as to facilitate an economic conversion to urban use.

3.6. While no specific land use category has been designated for institutional uses, with the exception of the Stony Mountain Institution, the policy will be to consider these uses in any land use category.

4.0 Urban Residential Area Policies

4.1. Residential development shall occur in such a manner as to minimize conflict with adjacent land uses and maximize the efficiency of municipal services.

4.2. Infilling of vacant lots in the designated residential areas will be encouraged.

4.3. Senior citizens housing units shall be located in close proximity as possible to necessary community facilities, particularly central commercial ones.

4.4. The construction of both high and low density housing developments will be encouraged.

4.5. Residential subdivisions shall be designed and developed adhering to but not limited to the following criteria:

a) feasibility of extending sewer, water, and other municipal services.

b) effect on and of the existing and required street systems, with respect to vehicular and pedestrian safety, traffic volumes, etc.

c) sufficient public open space.

d) storm drainage.

e) proximity to schools.

4.6. Mobile homes shall be required to locate in a mobile home subdivision or mobile home park zoned for this purpose.

4.7. Notwithstanding 4.6 above, Mobile Homes shall be considered as a conditional use throughout the Urban Residential district in the Village of Teulon.

4.8. The area designated for Urban Residential use east of P.T.H. #7 in the Village of Teulon, shall be limited to subdivision development with a minimum lot size no smaller than the smallest existing parcel size.

5.0 Central Commercial Area Policies

5.1. The existing central commercial areas shall be reinforced and strengthened.

5.2. The growth of the central commercial areas shall occur in such a manner as to minimize conflict with adjacent land uses.

5.3. Adequate and easily accessible parking shall be provided.

5.4. Commercial outlets which make intensive use of land shall be located in the central commercial areas.

5.5. Expansion of the central commercial areas shall occur only when the responsible Council is satisfied that further redevelopment of land or buildings is not feasible.

5.6. All commercial uses shall make provisions for water supply, sewage disposal, surface drainage and landscaping in compliance with all applicable regulations and by-laws and as deemed adequate by Council. The infilling of vacant commercial lots and redevelopment of existing businesses will be encouraged to occur first with further development utilizing existing lots on the periphery of the commercial area.

6.0 Highway Commercial Area Policies

6.1. Only those uses rendered unsuitable for downtown locations by virtue of the generation of heavy traffic flow, large site requirements, fire or nuisance hazards, and those uses that directly serve the motoring public shall be allowed to locate in designated highway commercial areas.

6.2. Commercial uses requiring large land areas (eg. lumber yards, auto sales) situated in the central business district should be encouraged to relocate at a feasible time to designated highway commercial areas.

6.3. Highway commercial uses shall be located adjacent to major highways within urban centres.

6.4. Highway commercial areas will be designed to least interfere with the flow of through traffic and the provision of service roads may be required.

6.5. Development which is permitted in the highway commercial areas shall address but not be limited to the following:

a) parking requirements

b) site area requirements

c) entrance and exit approaches

d) landscaping

e) signs

f) building design

7.0 Industrial Area Policies

7.1. Industrial uses outside of the designated industrial areas which are incompatible with surrounding uses shall be encouraged to relocate, and required to do so when they become outdated or require new facilities.

7.2. A physical separation (such as a buffer zone) shall be maintained between industrial areas and residential areas.

7.3. Industrial development proposals shall be reviewed in terms of but not limited to the following criteria:

a) effect on the transportation systems

b) effect on groundwater pollution

c) emissions of odours, dust, smoke, noise, etc.

d) effect on residential areas.

e) the feasibility of the provision of sewer and water and other municipal services.

7.4. Industrial areas shall be located with due regard given to the efficient provision of municipal services.

7.5. In industrial areas where municipal services are not provided, attention shall be given to the availability of water supply on the site and the capabilities of the site for appropriate sewage disposal.

7.6. Those industries which may be obnoxious by reason of noise, smoke, odour, etc. may be treated as "conditional uses" under a zoning by-law.

8.0 Public Open Space Area Policies

8.1. Dedication of land for public open space shall be required for major developments for use as parks and playgrounds, in accordance with the provisions of The Planning Act, Chapter 29, S.M. 1975.

8.2. Council shall encourage the combined use and operation of school recreational sites with the School Board.

8.3. Non-compatible land uses shall not be allowed to develop in close proximity to existing recreational areas.

8.4. Parks and public open spaces shall be developed in relationship to the needs of the community. Provisions should be made for:

a) A large park servicing the entire community and containing features such as open landscape areas, picnic facilities, sports and recreational facilities, etc.

b) Playgrounds for school age children, preferably within ½ mile of most residences and on or adjacent to school sites.

c) Tot-lots for pre-school aged children conveniently located within residential areas.

9.0 IMPLEMENTATION

The urban centres policies shall be implemented by means of:

9.1. Zoning by-laws,

9.2. subdivision control,

9.3. the issuance of development permits,

9.4. the issuance of building permits,

9.5. development agreements as determined by the Board or Councils to be necessary,

9.6. The areas of Stonewall, Teulon, and Stony Mountain shall be designated on Maps 3, 4 and 5 of the Development Plan - for residential, central commercial, highway commercial, industrial, public open space, institutional and agricultural uses.

C. MUNICIPAL SERVICES

1.0. FINDINGS:

The municipal services for the urban centres considered in this section are water supply system, sanitary sewer system, storm drainage, and sanitary landfill.

The information concerning the above services was obtained from a report prepared by I.D. Engineering Company, for the South Interlake Planning District Board entitled, "Municipal Services Study South Interlake Planning District".

The intent of the municipal services section is to provide and to maintain a high level of municipal services to ensure, in an economic manner, safe and orderly community development.

1.1. Stonewall:

a) Water Supply System: The water treatment and distribution plant was constructed in 1975. Two wells were developed to supply the plant with one well being located outside the plant which is used for the domestic supply while the well in the plant is activated when a large demand occurs or when a fire is being fought. The water quality in the fire well is not acceptable - testing has revealed the presence of nitrates and gasoline. The capacity of the wells are more than adequate to meet present and future needs of the community. However, the existing 4 inch mechanical piping at the treatment plan should be increased in diameter to withstand higher operating pressures. In the unserviced areas, most people use individual wells for their water supply. Where dwellings are connected to the watermain, private wells are left operational. These abandoned wells should be capped and properly sealed to prevent contamination of the acquifer.

The piped distribution system is fed from the treatment plant by 8 inch and 10 inch diameter main. Although Stonewall is not completely serviced, it has been assessed that the extension of watermain piping to service the Town can be accomplished using the existing distribution system, provided large volume consumers consider using individual wells as a water supply source. However,

depending on the staging and density of development, the servicing of vacant lands may require an additional feedermain from the treatment plant.

b) Sanitary Sewer System: The Town is partially serviced with a piped sewage collection and disposal system. In 1972 the Town constructed a 12 inch diameter trunk main from the west limit of the Town's built up area to a lift station located at the N.W. corner of N.W.¼ Sec. 25, Twp. 13, Rge. 1 E.P.M. Also an 8 inch forcemain to a waste stabilization pond was installed. The central area and the area north of 2nd Avenue North, including the Oak Park and Rockwell subdivisions, are serviced. The remainder of the Town is either on septic fields or sewage holding tanks. The area south of 3rd Avenue South and east of 5th Street South, within the defined street pattern, although it is not serviced, the proposal is to service this area by a gravity system to a lift station. A forcemain will connect from the lift station to a gravity 10 inch sewer on 3rd Street West. The south-east section of Town would be difficult to service with the depth of bedrock varying from 6 to 9 feet. Servicing of this section should be considered with a low pressure sewer system.

The vacant land north of 3rd Avenue South and the vacant land south of 3rd Avenue South and north of P.T.H. #67, be serviced by a separate gravity system into a lift station installed on 3rd Avenue South at the west limit of Town. The lift station would pump sewage down the western limit of Town into the existing 12 inch sewer on 2nd Avenue North. With the increase in flow the 12 inch sewer would require enlarging or twinning of the sewer from Town to the lift station near the lagoon. The cost to service the Industrial and Highway Commercial areas east of P.R. #236 and the quarry sites would be extremely high. Servicing of the Industrial area southeast of Town may require a separate sewage line to service the area.

c) Surface Drainage: Stonewall has a fairly well defined ditch and drainage system in the community. Flow is directed to three major roadway ditches. These ditches are located on 2nd Ave. N.;

3rd Ave. S.; and P.T.H. #67 south of Town. The 2nd Ave. N. ditch takes most of the flow from Town. Surface drainage overflow has been occurring at the lift station (west limit of 2nd Ave. North) and an increase in culvert size appears to be the solution.

d) Solid Waste Disposal: Solid waste from the Town of Stonewall is collected and hauled to the nuisance grounds located approximately two miles south-east of the Town on a 15 acre site. The disposal ground is located in a potential groundwater pollution hazard area, however the Environmental Management Division has deemed it acceptable after an on-site investigation (test drilling) was conducted. The investigation indicated that there is an adequate soil layer above the bedrock and that this operation would be acceptable if solid wastes are not buried 5 feet below the ground surface.

1.2. Teulon:

a) Water Supply System: The water supply in Teulon is obtained using individual wells. Petro-Chemical taste in the water supply has not occurred in Town and from available records the quality has been generally good.

The community fire hydrants seem to provide good coverage for most of the Town and have more than sufficient yields. There is a need for a new hydrant to be located south of 7th Ave. S.E. near 1st St. S.E. to service the South area of Town.

The general feeling is that as long as present qualities and quantities of water from individual wells continue, there is no evidence indicating pressure for a new community waterworks system.

b) Sanitary Sewer System: The Village of Teulon is serviced by an underground piped sewage collection system on all existing streets. The area east of the C.P.R. railway is serviced by gravity sewers and discharged into the lagoon approximately one mile south-east of the built up area. The area west of the C.P.R. railway line is serviced by a gravity system but discharges into a sewage lift station located on 1st St. S.W., opposite the Northern Goose Processing Plant. The lift station via forcemain, discharges into the gravity system at a manhole on 4th Ave. S.E.

West of the railroad tracks, the design population that can be

serviced is affected by flows to the lift station from the Northern Goose Processing Plant. Therefore, the processing operation may prevent additional domestic sewage contributions from unserviced land west of the C.P.R. line if the developed area west of the C.P.R. line is fully serviced.

From assumptions and calculations presented, it was determined that the present waste stabilization facility is adequate to treat domestic waste water from the Village.

c) Surface Drainage: The internal drainage system flows to the C.P.R. railway yards drainage channels and south to the upper end of the Crescent Lake Overflow Drain. Several other small ditches empty into the P.T.H. #7 ditch which also discharges into the Crescent Lake Overflow Drain.

It was indicated that surface drainage improvements should be considered with the installation of an economic curbing system, along with road improvements, to channel storm water runoff into ditches.

d) Solid Waste Disposal: Solid waste from the Village of Teulon is collected and hauled to the Teulon nuisance grounds. The existing nuisance ground occupies 20.31 acres and is adequate in size to meet the communities needs. Liquid sewage pump-out trucks also use the grounds for disposal of their effluent. The land to the west of the site is classified as a groundwater pollution hazard area.

1.3. Stony Mountain:

a) Water Supply System: Wells are the source of water in Stony Mountain. Most are individually owned but there are a few cooperative wells on the hill. The area in and around the centre of Stony Mountain is designated a groundwater pollution hazard area. A survey of water supplies in the community was made, in the fall of a dry year, and the results of the survey were published on July 24, 1980, under the title, "A Review of Water Supply and Sewage Disposal Systems in the Unincorporated Village of Stony Mountain", by Environmental Control Services, Department of Consumer and Corporate Affairs and Environment. Water supplies from 86% of the community were sampled and analysed. In addition, water samples from 25% of the Village area were analysed for chemical content.

b) Sanitary Sewer System: The methods for disposing of sewage by local residences indicate that 61% have septic tanks and disposal fields and 39% have holding tanks. The geomorphology of the hill area has necessitated the use of sewage holding tanks for new developments. The residents of the "flats" have indicated that there are drainage problems associated with the layer of clay hardpan in this region. Therefore, the only options for handling sewage in Stony Mountain are holding tanks or a form of piped collection and lagoon disposal system.

c) Surface Drainage: Surface drainage on the hill is excellent because of the relief and surficial deposits. The "flats" have a relatively poor drainage system due to the level topography and heavy clay deposits that impede proper surface and subsurface drainage.

d) Solid Waste Disposal: Stony Mountain has a regular garbage pickup service operated by the R.M. of Rockwood. Solid waste is disposed of at the Rockwood/Stonewall disposal grounds. Therefore, the same general recommendations and policies as they apply to Stonewall's solid waste disposal would apply to Stony Mountain.

2.0 OBJECTIVES:

The following objectives should serve as a guide to the District Board and/or Council.

2.1 Standards should be adopted for municipal services.

2.2 Maintain a capacity in the municipal services system to accomodate new development.

2.3 Consideration should be given to a program for the maintenance and/or upgrading of the existing municipal services systems.

2.4 Maximize the use of the existing municipal services.

3.0 POLICIES:

To fullfill the concerns and objectives expressed above, the following policies and recommendations should be applied.

3.1. Stonewall:

3.1.1. Water Supply System:

a) All buildings serviced by a watermain shall be connected to the water supply system.

b) All wells located on a serviced street may be used for nonhousehold purposes but should not be interconnected with the municipal system.

c) All new developments shall be serviced by the municipal water supply system.

d) New watermain systems should use standard appurtenances, i.e. hydrants, etc.

e) The performance of the Town wells should be evaluated and water quality monitored.

3.1.2. Sanitary Sewer System:

a) In order to avoid groundwater pollution, the abandonment of all septic fields shall be encouraged.

b) All new developments shall be serviced by the municipal sanitary sewer system.

c) All buildings fronting on a municipal sanitary sewer system shall be connected to the sewage system.

3.1.3. Surface Drainage:

a) To prevent high water during periods of peak runoff an examination of culvert sizes and ditch grades should be undertaken, prior to the development of an area.

b) In order to eliminate deepening major drainage channels leading from Town, new major drainage channels should be established.

3.1.4. Solid Waste Disposal:

a) It is recommended that if the waste disposal facility continues to service, not only Stonewall but other urban centres, an additional 10 acres of land be acquired. However, since the disposal ground is located in a groundwater pollution hazard area a study should be undertaken to assess the

feasibility of expanding the site prior to acquiring additional lands.

b) All solid waste management programs be in conformity with the relevant legislation for solid waste disposal.

3.2 Teulon:

3.2.1 Water Supply System:

a) A well hydrant should be developed to service the south area of Teulon.

b) New wells shall be constructed to standards recommended by Provincial authorities to prevent contamination.

3.2.2 Sanitary Sewer System:

a) It is recommended that the Village encourage the abandonment of all septic tanks and fields still in use where sewers exist.

b) It is recommended that the Village of Teulon consider the various options available for future servicing of the community.

c) All buildings serviced by a sanitary sewer system shall be connected to the sewage system.

3.2.3 Surface Drainage:

a) A master drainage plan for Teulon should be prepared to assist in the maintenance of existing ditches and the planning of future drainage courses.

3.2.4 Solid Waste Disposal:

a) It is recommended that a program be initiated to monitor the impact on groundwater of the area designated for solid waste disposal.

3.3 Stony Mountain:

3.3.1 Water Supply System:

a) It is recommended that well owners continue to monitor their water supplies on a regular basis.

b) It is recommended that a piped water distribution system be considered for Stony Mountain.

c) New wells should be constructed and old wells properly sealed by Provincial authorities to prevent contamination.

3.3.2 Sanitary Sewer System:

a) It is recommended that a fully piped sewage collection system be considered for Stony Mountain.

b) It is recommended that holding tanks be the only approved disposal system until such time as a fully piped collection system is developed.

c) Any new holding tank should be installed at such a depth and location as to facilitate connection to a future piped collection system.

d) If well contamination proves to be widespread, all existing septic fields in the hill area of Stony Mountain should be abandoned and measures taken to ensure that the septic fields do not contaminate the groundwater.

3.3.3 Surface Drainage:

a) To prevent high water during periods of peak runoff an examination of culvert sizes and ditch grades should be undertaken prior to the development of an area.

4.0 IMPLEMENTATION:

The policies in this section shall be implemented as follows.

4.1 Zoning by-laws.

4.2 Subdivision control.

4.3 Development Agreements.

4.4 The issuance of development and/or building permits.

4.5 By the Municipal Councils commissioning the necessary studies and programs when required.

4.6 Public works.

SECTION III RURAL RESOURCES

A. AGRICULTURAL/RURAL AREA

1.0 FINDINGS

1.1. Approximately 65% of the district is composed of class 2 and 3 soils (Canada Land Inventory). Class 1, 2 and 3 are considered prime agricultural soils.

1.2. The areas under the greatest pressure for development of non-farm uses have class 2 and 3 soils.

1.3. Those areas under pressure for non-farm development have the largest concentration of productive soils in the district for growing our conventional crops.

1.4. The predominant agricultural enterprise in the Rosser municipality is cash crops, while livestock is a significant enterprise in Rockwood municipality.

1.5. Scattered non-farm development has an adverse effect on farming. These related to rising land costs; higher taxes; loss of potentially productive farm land; incompatible with farming activities, and changing community structure with demands for more urban type services.

2.0 OBJECTIVES

2.1. To support and strengthen agriculture as the primary land use in the district.

2.2. To protect class 2, 3 & 4 agricultural land (CLI) for agricultural use and to protect lower class land which is used or has potential for crop production and different types of mixed farming enterprises, including livestock production operations.

2.3. To maintain the rural character of the District to the benefit and long term interest of the agricultural industry.

2.4. To provide flexibility for farm operators to engage in differing types and sizes of farming operations.

2.5. To discourage land use practices which would render the use of agricultural land less efficient, or have an inflating effect on land assessment and/or taxation.

2.6. To minimize the hazard of pollution of water, soil and air while at the same time maintain livestock production or increased production.

2.7. To provide for:

a) a limited amount of small holding residential development under specified conditions.

b) the multiple use of the natural resources of the District.

3.0 POLICIES

3.1. Areas shall be established for full range of farming activities and development opportunities. The agricultural areas shall be shown on Map 1 as Agriculture/Rural Area(s). The agriculture/rural area designation applies except for other land use designations and restrictions (i.e. recreation area, general development area, residential, etc.) on the maps. However, consideration is given to those supplementary factors shown (i.e. gravel deposits, wildlife areas, groundwater pollution hazard areas, etc.).

3.2. Development in the Agricultural/Rural Areas shall be restricted to agriculture and agriculture related uses except as further provided herein. Land uses which would interfere with agricultural production or which would have an inflationary effect on land values shall be avoided.

3.3. Certain land uses due to their particular characteristics may have a detrimental effect on adjacent development. To minimize this conflict and to prevent pollution of the natural resources, these uses when located in an adequate protective buffer zone adjacent to a settlement centre, recreation area, parks, etc. or designated rural residential area shall be treated as conditional uses and shall be subject to by-laws and minimum site requirements as determined by the Council or may be subject to performance agreements specified by the Council.

3.4. Where additional housing is necessary to the success of the farm enterprise such accommodation shall be provided on the farm as part of the farmstead.

3.5. Notwithstanding the policies contained in this section, there shall not be more than two titles created per ¼ Section of land. The exceptions to this general limitation shall be title holdings for public utilities and works, roads, drains, aggregate resources extraction and 3.6(a) and (b) below.

3.6. Non-farm dwellings shall be permitted to locate in the Agricultural/Rural Area under special circumstances, as follows:

a) A farmstead existing at the time of the adoption of the Development Plan may be converted to a non-farm dwelling site.

b) Where a site, to be developed for a non-farm dwelling, was approved by the Approving Authority, prior to the coming into effect of the Development Plan, said site may be used for non-farm dwelling purposes.

3.7. The non-farm dwelling sites shall adhere to but not be limited to the following siting criteria:

a) All services can be provided with reasonable efficiency and without undue cost to the municipality.

b) The site shall not be subject to flooding.

c) The site shall be adjacent to and have direct access to an all-weather road.

d) The site shall not be located adjacent to livestock and/or poultry operations.

e) The site area shall generally be not less than 2 acres and not greater than 10 acres.

3.8. The consolidation of existing small holdings with larger sized holdings shall be encouraged in accordance with the objectives of this Development Plan.

3.9. The subdivision of land for agricultural use (e.g. cropping, livestock, specialized agricultural, etc.) shall be permitted where consistent with the objectives and policies of the Development Plan.

3.10. a) In certain circumstances commercial, industrial and recreational uses may be appropriate for the rural areas and therefore may be treated as conditional uses in the rural areas. The Board shall deal with these in accordance with the overall objectives of the policy for rural areas. Generally other uses shall be encouraged to locate in settlement centres or other appropriate areas.

b) The S.E.¼, Sec. 27, Twp. 11, Rge. 2 E.P.M. adjacent to Inkster Blvd. and #7 Hwy., and all that portion of the North-East Quarter of Section 22-11-2E. of the Principal Meridian, in Manitoba, lying to the North-West of the North-Western limit of the land taken for the Right-of-way of the Canadian Pacific Railway as same is shewn on a Plan registered in the Winnipeg Land Titles Office as Number 2444 and to the

South-West of the South-Western limit of the land taken for the Oak Point Highway as same is shewn on a Plan registered in the said Office as Number 476 and which lies to the South-East of a straight line drawn perpendicularly through a point in the said South-Western limit distant South-Easterly thereon 910 feet from the North boundary of the said Quarter Section, shall be reserved for Highway Commercial Development.

3.11 A buffer zone shall be established adjacent to the urban centres limiting the range of farm activities which may be detrimental to the progress and development of the urban centres, unincorporated settlement centres and rural residential areas, as established in the zoning by-law.

3.12 Unless otherwise provided herein, existing industries and commercial uses established at the time of the adoption of the Development Plan and approved by Council shall be allowed to exist as conditional uses in the Rural Agricultural Area.

3.13 a) No subdivision of land shall be permitted within 402 meters of an abandoned or active waste disposal ground.

b) Not withstanding the above, the subdivision of land within 402 meters of an abandoned waste disposal ground may be permitted if it can be demonstrated that methane gas generated will not create a problem to the development.

3.14 Special industrial areas shall be permitted as shown on Map 2, Appendix "A", and for uses as established in the zoning by-law.

4.0 IMPLEMENTATION:

The development policies shall be implemented as follows:

4.1 Generally permitted uses are to be restricted to general agricultural activities which, in the opinion of Council, are not obnoxious or detrimental to the health and welfare of the public.

4.2 Land uses which shall be treated as conditional uses are:

a) Livestock production operations within the buffer zone of a settlement centre, rural residential area or recreation area.

b) Sand, gravel and mineral extraction operations such that areas indicated as having a high potential for sand and gravel extraction are protected for that purpose.

c) Sewage disposal lagoons.

d) Waste disposal grounds.

e) Aircraft landing facilities.

f) Certain commercial, industrial and recreational uses which are not in conflict with the objectives and policies in the Agricultural Area.

4.3 Building structures, hedges and other obstructions shall be set back from municipal roads such distances (as specified in the zoning by-law) to prevent snow drifting problems from occurring on municipal roads and allow for road widening.

4.4 New approaches onto a major highway from farm sites or non-farm sites are subject to approval by the appropriate provincial authorities and shall be an established distance apart to maintain the safety of the highway, on municipal roads, by the appropriate Municipal Council.

4.5 Zoning By-law, Subdivision Control, Building regulations, development agreements and the issuance of development permits and building permits shall be used in order to implement the objectives and policies of the Development Plan.

4.6 Crown lands which are sold or leased shall fall under the requirements of the document once transactions are completed.

B. RURAL NON-FARM RESIDENTIAL AREAS

1.0 FINDINGS

Rural residential non-farm development has been acknowledged as a legitimate form of land use and increasing number of people have opted for living in a rural environment. However, the increase demand for this type of land use has lead to the indiscriminate use of agricultural land for non-farm residential development. This has increased the fragmentation of farm land within the District which can have serious long range effects on the agricultural community. Scattered random non-farm development have lead to problems relating to odours from livestock operations, spraying, increased fencing costs and weed control. Inevitably, this will lead to restrictions on the range of agricultural activities practiced adjacent to country residences.

Non-farm development especially that of residential use on small parcels of land in a farming area usually cause an increase in land values and ultimately influence the assessment on adjacent farm properties.

It is the objectives of the following policies to allow rural non-farm residences in such a manner as to minimize adverse affects on the agricultural community.

2.0 OBJECTIVES

2.1. To locate rural residential developments in areas where the primary base of the District, agriculture, will be least affected.

2.2. To preserve the rural character and open spaciousness of the District.

2.3. To provide an alternative rural lifestyle to that of the existing settlement centres.

2.4. To ensure that rural non-farm residential development take place in an orderly and economical manner.

3.0 POLICIES:

The above objectives shall be pursued by means of the following policies:

3.1. Rural non-farm residential development shall be a permitted use only in areas as designated on Map 2.

3.2. The rural non-farm residential area shall be located at a sufficient distance from livestock production operations to minimize potential adverse affects on such operations.

3.3. The rural non-farm residential area shall not be permitted within close proximity to the settlement centres unless it can be demonstrated by the developer that owing to physical barriers the development would in no way have the potential to cause detrimental influence on the centre.

3.4. The rural non-farm residential area shall be located in such a manner as to minimize the cost of providing services such as but not limited to, school busing, road maintenance, snow clearing, fire protection and refuse collection.

3.5. The keeping of animals shall be treated as a conditional use in the rural non-farm residential area.

3.6. In order to restrict the needless development of a rural non-farm residential subdivision it will be the responsibility of the developer to demonstrate that there is sufficient demand for rural non-farm residential lots to justify further subdivision.

3.7. The rural non-farm residential sites shall be sited to minimize conflict with adjacent uses and shall adhere to the following siting criteria.

a) lots shall be such dimensions as to accommodate the proper function of a septic field or other approved method of disposal of domestic waste.

b) irrespective of the above criterion, lot sizes shall be 5.0 acres in order to maintain the rural character of the land. Where it can be demonstrated that a 5 acre site is deficient or excessive in fulfilling its purpose, the site may be altered at the discretion of Council and/or the District Board. At the same time care shall be exercised to ensure that lot configurations are reasonable and are not wasteful of land.

c) the subdivision shall take into account the need for an adequate supply of potable water. This may involve provision of wells, or a water hauling system.

d) the subdivision must have regard for an adequate surface drainage system.

e) sites shall be adjacent to all-weather municipal road or provincial road.

3.8. The rural non-farm residential areas shall be located in an area with good tree cover or other attractive natural features. Location in wooded areas, as well, minimizes the problems of weed control and proper maintenance too often associated with large-lot residential development on open land.

3.9. The rural non-farm residential areas shall be related to the highway system in such a manner that it least interferes with the flow of through traffic.

4.0 IMPLEMENTATION

The rural non-farm residential development policies shall be implemented by means of:

4.1. Zoning by-laws,

4.2. Subdivision control,

4.3. The issuance of development permits and building permits,

4.4. Development agreements.

C. MINERAL RESOURCES

1.0. FINDINGS

Aggregate sources within the South Interlake Planning District are derived from glacial sand and gravel deposits and near-surface limestone bedrock. Estimated reserves of remaining sand and gravel within the District total 33.0 million tonnes. Estimated remaining reserves of aggregate derived from crushed limestone are 171.2 million tonnes with an assumed quarry depth of 3 metres. Reserves of sand, gravel and crushed limestone are estimated to be sufficient to meet all requirements within the District in excess of 25 years.

The sand and gravel deposits within the District are located within a series of glaciofluvial eskers and glaciolacustrine beach deposits formed during the recession of glacial Lake Agassiz. The sand and gravel deposits are distributed relatively evenly throughout the District.

The primary source of aggregate within the District is derived from crushed limestone. Potential sources of near-surface (less than 3 metres) limestone are located within the southern portion of the District primarily in the Stonewall and Stony Mountain areas.

The following objectives are designed to ensure that adequate reserves of sand, gravel and crushed limestone are available for municipal use, the construction industry and various government agencies.

2.0. OBJECTIVES

The objectives of the District are:

2.1. To protect all areas defined as being capable of supporting high quality mineral (sand, gravel, crushed bedrock) extraction.

2.2. To ensure that quarry materials continue to be available to support local and provincial construction at reasonable cost through the efficient use and protection of these resources.

2.3. To integrate quarry mineral extraction into the overall land use planning process.

2.4. To allow optimum use of land underlain by non-renewable mineral resources.

2.5. To incorporate into the quarry mineral extraction operations, programs to rehabilitate the extraction site to a state that is compatible with the adjacent landscape and not in conflict with it.

3.0. POLICIES

3.1. Deposits for construction materials such as sand, gravel and crushed limestone should be protected. Conflicting land uses such as residential subdivisions, highways or utility corridors should be deferred until the mineral is extracted and the site rehabilitated. Marginally conflicting land use such as community pastures and sanitary landfills and non-conflicting land uses such as general agricultural practices and temporary occupation may be permitted provided an agreement is reached between the concerned parties to ensure optimal utilization of all resources involved.

3.2. The status for sand and gravel deposits and near-surface limestone deposits are shown on Map 6. "Stop" indicates a valuable deposit upon which no conflicting land use should be allowed.

"Caution" denotes a deposit whose full potential is not proven, or whose quality is not high, but has been recognized as of value to the District. Prior to approval for development or a change in land use on deposits with a Caution status, consultation should be made with

the Mineral Resources Division, Department of Energy and Mines.

"Go" denotes a deposit of no present recognized value as a source of aggregate. Conflicting land uses shall be permitted on deposits designated as "Go".

3.3. No permanent structures other than mining infrastructures may be placed upon known high and medium quality quarry deposits, nor shall these deposits be otherwise rendered non-useable for extraction without prior consultation with the Mineral Resources Division in co-operation with the Board of the District.

3.4. Quarry mineral operations shall be conditional uses and the granting of development permits for new operations or expansion of existing ones shall take into account the Manitoba Quarrying Mineral Regulation, 1976. In this regard, applications for a development permit may be required to include a site plan which will show in detail the manner in which extraction or development will occur, and the intended use(s) of the site after the quarrying of parts or all of the site has been completed.

3.5. The Board of the District shall, in co-operation with the Mineral Resources Division, Department of Energy and Mines, require that depleted quarry sites be rehabilitated.

3.6. Agreements may be made with the owners of quarry sites to share in the maintenance costs of municipal roads used for the transportation of quarry minerals from a quarry.

3.7. Areas within 500 metres of an active quarry site shall be restricted in their use to provide a suitable buffer zone.

4.0 IMPLEMENTATION

The objectives and policies of the District with respect to quarry minerals shall be implemented through or by:

4.1. The assistance and co-operation of the Mineral Resources Division, Department of Energy and Mines.

4.2. The zoning by-laws. Mineral extraction will be designated as a conditional use in the zoning by-laws of the respective municipalities.

4.3. Subdivision control procedures.

4.4. The issuance of conditional use orders and development permits.

D. GROUNDWATER RESOURCES

1.0. FINDINGS

Groundwater is readily available throughout the District. Groundwater is the principal source of water supply for domestic and farm requirements. The total supply is adequate for present requirements and considerable new development. Well yield generally is adequate to abundant for domestic and farm requirements. In several areas groundwater conditions are favourable for very high capacity wells.

In most of the District groundwater under natural conditions is of good quality. In a small area near the southwestern corner of the District the quality is poor and salty water may occur at some locations.

Groundwater pollution hazard exists in fairly extensive areas in the central and northern parts of the District where the carbonate bedrock (limestone and dolostone) is at or near ground surface. Groundwater pollution also is possible in areas where sand and gravel deposits are at ground surface.

Well pollution caused by improper well construction is fairly common in the District. In some areas the poor well design has resulted in widespread aquifer pollution, albeit the concentration of the pollutants is low.

Aquifer pollution caused by improperly designed and constructed wells could be brought under control by well design that would prevent pollutants from flowing into the wells.

The practice of drilling dry wells to dissipate high water levels in ditches and drains is evident by abandoned wells in the municipality. In the past, these wells were supposed to be sealed off to prevent any pollutants entering the casings. Therefore, all abandoned wells should be identified and permanently sealed.

An extensive flowing well area exists in the area east of P.T.H. #7. In the flowing well area it would be advisable to construct wells so that discharge could be controlled. Drainage problems can be caused by uncontrolled discharge from flowing wells.

2.0 OBJECTIVES

2.1. To manage the aquifers in a manner that would not deprive existing users of their water supply and would not have a detrimental effect on groundwater potential in the District.

2.2. To maintain a groundwater withdrawal within acceptable limits.

2.3. To prevent aquifer pollution.

2.4. To prevent the problems caused by uncontrolled discharge from flowing wells.

3.0 POLICIES

To fulfill the concerns expressed above, the following policies shall be applied.

3.1. Intensive development (subdivisions) and high capacity wells shall be permitted only in areas where they will not cause a reduction in water supply for existing users.

3.2. Groundwater consumption shall not exceed the total sustained yield of an aquifer.

3.3. Wells shall be installed in a manner that would not have a detrimental effect on aquifers.

3.4. Activities that may cause pollution under normal operating conditions or by accident shall be restricted in groundwater pollution hazard areas, as shown on Map 7, unless it can be proved by adequate field investigation that the proposed activities will not cause pollution of existing or potential groundwater supply in the area.

3.5. The Board of the District shall not approve any subdivision or issue a development permit if, in the opinion of the Board the subdivision, the development or its related activities endanger the potability of the groundwater resource; or if the precautionary measures taken by, or proposed by, the development do not sufficiently mitigate the risk of polluting the groundwater.

3.6. Wells in flowing well areas shall be constructed in a manner that would facilitate control of discharge.

4.0 IMPLEMENTATION

The policies of the District with respect to groundwater resources shall be implemented through,

4.1. The Water Resources Branch, under the provisions of the Groundwater and Water Well Act and the Water Rights Act respecting aquifer management.

4.2. The Environmental Control Branch respecting aquifer pollution prevention.

4.3. Zoning By-laws.

4.4. Subdivision Control procedures.

4.5. Development Agreements.

4.6. Public Works.

E. SURFACE WATER RESOURCES

1.0 FINDINGS

Three physiographic units influence surface water conditions in the South Interlake Planning District. The northwest section of the District is on the Interlake Plain in the boundary of which is approximately defined by the 260 metre contour. The remainder of the District is on the Red River Plain with the lands along the east side in the Red River Valley subsection and the central and southern lands on the Woodlands Plains subsection. The dividing line between the two subsections is approximated by the 245 metre contour.

The Interlake Plain region is characterized by a gentle undulating plain traversed by intermittant till ridges running in a general northwest-southeast linear pattern. The ridges are only a few feet above the intervening depressions, but, lying across the general direction of land fall, have a major damming effect on drainage. Water ponds in the swale positions between the ridges and must flow along the ridges until it reaches a point where it has cut through and can move into the next swale. This pattern continues until the runoff reaches an established stream or drain. Few drainage improvements have been made and the problem of ponding in the swale areas is still a major one.

The Woodlands Plain is a transitional zone between the Interlake Plain and the lacustrine plain of the Red River Valley. The ridge and swale topography is still present, but is irregular and less pronounced. Drainage problems similar to those on the Interlake Plain occur but to a lesser degree because of the reduced ridge pattern and more drainage improvements.

The Red River Valley subsection is a level to depressional plain. Because of the lack of relief and occurrence of depressions much of this area is poorly drained in its natural state. However, an extensive system of agricultural drains has been constructed, significantly improving the drainage of the area.

Drainage in the District is through natural creeks augmented by man-made drains. The northern portion drains to the Red River and the south to the Assiniboine River. Oak Hammock Marsh is situated along the east boundary and Norris Lake is located in the Northwest corner. Limited seasonal resort activity has taken place around Norris Lake while the Marsh is a waterfowl sanctuary.

The capacity of many natural creeks and agricultural drains is frequently exceeded during spring runoff and heavy summer rainstorms. There are other areas with little or no organized drainage. Because of the drainage limitations, in addition to other possible problems such as erosion and bank instability, many areas within the District are not suitable for intensive development. There is concern that, should development occur in hazardous areas, it will lead to acceleration of environmental damage, interference with natural processes, public expenditures for remedial works or assistance, waste of resources and personal loss and hardship.

2.0 OBJECTIVES

The following objectives should serve as a guide to the Board and/or Council in land use affecting surface water resources.

2.1. To minimize personal hardship and inconvenience and adverse affects on public health and loss of life;

2.2. To minimize property damage and public expenditures for relief or protection in areas subject to flooding, water erosion, wind erosion, bank instability, landslide or subsidence;

2.3. To restrict activities which would accelerate or promote damages arising from causes such as erosion or bank instability;

2.4. To acquire access to all waterways in order to carry out public work projects when required;

2.5. To maintain the natural capacity of the streams to convey flood flows;

2.6. To encourage the preservation of natural vegetation along the banks of waterways.

3.0 POLICIES

To fulfill the concerns expressed above, the following policies shall be applied.

3.1. Development in areas which, in the opinion of the Board or Council, may be subject to hazards such as inadequate drainage, flooding, erosion or bank instability shall generally be limited to agricultural uses or open space uses. Under special economic or social circumstances the Board or Council may permit more intensive development if the hazard is eliminated or protected against. Development in these hazardous areas shall be subject to the following requirements:

a) If the land is subject to flooding all permanent structures shall be located on land which has been raised by fill to an elevation at least 0.6 metres above the 100 year flood level.

b) Land which may be eroded away within a period of 50 years shall be excluded from development unless it is demonstrated, to the satisfaction of the Board or Council, that the erosion process has been halted.

c) Development shall not be permitted on lands subject to bank instability, landslides or subsidence.

d) All structures and services shall be protected against damage and shall be functional under hazard conditions.

3.2. Notwithstanding 3.1 above, development will not be permitted if, as a result of the development;

a) There is added risk to life or safety,

or

b) Water flow, flow velocities or stages are adversely altered, obstructed or increased.

3.3. Activities such as dumping, excavation, clearing, cultivation, or excessive grazing which would accelerate or promote dangerous erosion or bank instability shall be prohibited.

3.4. In areas where the specific hazard has not been defined, permanent structures shall be set back from all watercourses a distance of at least 10 times the height of the bank above channel grade or 60 metres whichever is greater unless an engineering investigation shows that these limits may be reduced.

4.0 IMPLEMENTATION

The policies of the District shall be implemented through:

4.1. Zoning by-laws

4.2. Subdivision control procedures

4.3. Development Agreements

4.4. Development Permits

F. WILDLIFE RESOURCES

1.0 FINDINGS

The Southern Interlake Planning District contains several areas of important wildlife habitat. Of major significance are the marshes which have high capabilities for the production of ducks, muskrats, shorebirds, etc. and the staging of thousands of geese, ducks and other birds.

Oak Hammock Marsh Wildlife Management Area is an important breeding area for ducks and hundreds of species of marsh birds and mammals. It has great potential as a commercial muskrat area and nature observation preserve. This marsh is key to management of the Eastern Prairie Populations of Canada geese and snow geese migrating through southern Manitoba. It is the heaviest goose harvest area in Manitoba as well as the most important non-consumptive use area in terms of people numbers visiting the Wildlife Management Area. The woodlands in the north-west portion of the planning district are adjacent to key wintering areas used by white-tailed deer.

The intensification and expansion (clearing, drainage) by agriculture, subdivisions and intensive developments in the district can affect the habitat production and thus status of many wildlife species.

Farming activities such as draining and filling marshes, grazing and haying the periphery of the marshes, clearing and cultivating large tracts of woodland, and spraying pesticides and herbicides all have the potential of damaging good wildlife habitat. Subdivisions and intensive development can deplete critical habitat and restrict natural movements of many wildlife species.

On-going uncontrolled depletion of habitat will eventually result in the decline and possible disappearance of various wildlife species from the area.

2.0 OBJECTIVES

The following objectives should serve as a guide to the District Board and/or Council in land use planning for the areas affecting wildlife.

2.1. To ensure that wildlife populations and their habitats are protected and that viable populations are maintained.

2.2. To maintain population levels of the wildlife species in the District at levels sufficient to meet public demand and to protect and enhance areas suitable for these activities.

2.3. To protect the integrity of the resource base and intended use of areas designated by the Province as wildlife management areas, public shooting grounds and waterfowl-game bird refuges from incompatible and possibly damaging uses.

2.4. To protect significant wildlife habitat areas and enhance existing habitat to increase carrying capacity, that is:

a) To protect significant deer wintering areas.

b) To protect wetlands designated Canada Land Inventory Class 2 and 3.

2.5. To mitigate where possible wildlife depredation or damage.

2.6. To promote communication and co-operation between private landowners, the public at large, local government and the Department of Natural Resources so as to achieve high standards of conservation practices.

3.0 POLICIES

In order to achieve the District's objectives, the following policies shall apply:

3.1. To protect the integrity of areas designated for wildlife management, specifically within ½ mile of the boundary of

Oak Hammock Marsh Wildlife Management Area, Grant's Lake Wildlife Management Area and Inwood Wildlife Management Area. Within this buffer zone:

a) No intensive residential, recreational, industrial, agricultural or commercial development potentially detrimental to the character or experience of the Wildlife Management Area shall be permitted.

b) Non-farm dwellings may be permitted in accordance with Section III, A. 3.0 of the Development Plan.

c) Land shall be retained in uses compatible with the rural setting.

3.2. Significant deer wintering areas shall be recognized and afforded protection, as follows:

a) Non-farm dwellings shall be permitted and in aecordance with Section III, A. 3.0 of the Development Plan.

b) Lands shall be retained in uses compatible with the rural setting.

3.3. Significant wetlands, Canada Land Inventory waterfowl Class 2 or 3 shall be recognized and afforded protection from degrading uses.

a) A buffer strip of natural vegetation 300 feet wide from the ordinary high water mark should be encouraged. Upon request, the Wildlife Branch will assist a landowner in determining specific amounts of natural vegetation to be protected around specific wetlands.

b) Non-farm dwellings may be permitted in accordance with Section III, A. 3.0 of the Development Plan.

c) Lands should be retained in rural uses within the one quarter mile of wetlands identified above.

d) There shall be no drainage and filling in of wetlands. Exceptions may be allowed after consultation with the Department of Natural Resources and Council.

3.4. Those lands within the boundaries of established wildlife refuges shall be maintained in their natural state or in agriculture.

3.5. For all areas identified, development shall be in accordance with the land capability to accommodate permitted uses with the effects of soil erosion and unwarranted destruction of natural vegetation shall be given careful consideration.

3.6. Areas prone to wildlife depredation shall be recognized. Landowners should be encouraged to seek advice and assistance from the Department of Natural Resources in an effort to mitigate damage and costs.

4.0 IMPLEMENTATION

The objectives and policies of the District with respect to wildlife resources shall be implemented as follows:

4.1. By assistance and advice on conservation practices by the staff of the Department of Natural Resources.

4.2. By public and private co-operation through management and development agreements.

4.3. By the adoption of zoning by-law.

4.4. Through subdivision control procedures and the issuance of development permits where appropriate.

G. FISHERIES RESOURCES

1.0 FINDINGS

The fishery resource in the district is very limited. The areas of concern are Norris Lake, Netley Creek and Sturgeon Creek. Norris Lake is stocked annually with Northern Pike and is subject to winterkill. The two creeks support small populations of pike and rough fish, with some spring spawning activity in their lower reaches.

The major fisheries concern in the district is to prevent any further channelization of Netley and Sturgeon Creeks and to retain the existing shoreline vegetation on the two creeks as well as on Norris Lake.

2.0 OBJECTIVES

The following objectives should serve as a guide to the Board and/or Council in land use planning affecting fishery resources.

2.1. Fish are a renewable or replenishable Crown resource and it is incumbent upon the government, as the resource steward, to ensure that appropriate use is made of the resource and that the resource is passed on to future Manitobans.

2.2. To ensure that fish stocks are protected from irreparable damage, and to prevent the decline of stock numbers to levels where recovery is doubtful, subject to the effects of natural environmental changes and approved man-made environmental changes, specifically:

a) To protect existing spawning sites, that is: Netley and Sturgeon Creeks.

b) To protect fisheries habitat; that is areas containing significant fish populations: Norris Lake, Netley Creek and Sturgeon Creek.

2.3. To provide a variety of types and amounts of fishing opportunities for the recreational benefit of Manitobans.

2.4. To promote communication and co-operation between private landowners, the public, local government and the Department of Natural Resources so as to achieve high standards of conservation practices.

3.0 POLICIES

In order to achieve the District's objectives, the following policies should be applied,

3.1. Fisheries habitat should be protected.

a) Stream rechannelization should not be permitted in spawning areas and areas of fisheries habitat.

b) Land clearing, cultivation and development to the edge of water courses shall be prohibited.

c) Enrichment of natural waters (organic loading or siltation) as a result of agricultural run-off from all lands shall be discouraged.

d) A buffer strip of natural vegetation 300 feet wide from the ordinary high water mark should be maintained along spawning streams, creeks and lakes. Development or maintenance of appropriate vegetative cover along waterways and lakes to prevent erosion, siltation and reduce run-off shall be encouraged.

3.2. Shorelines subject to intensive use and development (cottaging) should be protected from excessive erosion and organic loading. Activities that discharge pollutants shall be restricted in their location and it may be required that precautionary safeguards that mitigate the pollutant be incorporated into the development activity.

3.3. Sport fish stocking programs in suitable lakes and man-made pits to increase angling opportunity shall be encouraged.

Major mineral extraction projects (e.g., sand and gravel) should consider the potential for future fish stocking.

4.0 IMPLEMENTATION

The objectives and policies with respect to fisheries shall be implemented as follows:

4.1. By assistance and advice on conservation practices by the staff of the Department of Natural Resources.

4.2. By public and private co-operation through management and development agreements.

H. TRANSPORTATION

1.0 FINDINGS

1.1 Highways

Within the District there are a number of Provincial Trunk Highways which serve differing functions within the District. Provincial Trunk Highway No. 101 serves as a by-pass to the City of Winnipeg and as a high speed route for outbound traffic generated by the City of Winnipeg. Provincial Trunk Highway No. 6 is an important highway and serves truck, commuter, recreational and through traffic. Provincial Trunk Highway No. 7 is a major Provincial Highway between the Perimeter Highway and Teulon. This highway has an important regional function of carrying large volumes of truck and high speed commuter traffic. Provincial Trunk Highway No. 67 has an important role in linking the Town of Stonewall with P.T.H. No. 7 and acting as an east-west connector between P.T.H. No. 6 and P.T.H. No. 7. The District contains a number of Provincial Roads including municipal roads that have the important function of providing access from the farms and farming communities to the trunk highway system. Maintaining the efficiency and safety of public roads depends upon their location, construction and the characteristics of the land adjoining them. Adjacent small residential or commercial properties accessing directly onto the highway cause problems of safety. Developments adjacent to the highway system can cause drainage problems to the highway ditch system if not properly designed to accommodate the increased flows. The storage of dangerous materials such as anhydrous ammonia and bulk fuel too near highways creates an unsafe condition. With proper land use planning and road planning, the roads can remain safe, efficient and easy to upgrade when necessary.

1.2. Railways

The South Interlake Planning District is traversed by the C.N.R. and C.P.R. rail lines. Both railways have lines running north and south from the City of Winnipeg, terminating at Arborg and Hodgson. The C.P.R. line running to Arborg approximately parallels P.T.H. No. 7 and bisects the communities of Stonewall and Teulon within the District. The C.N.R. line parallels P.T.H. No. 6 and western boundary of the R.M. of Rockwood passing through the unincorporated communities of Grosse Isle and Argyle. These two lines are not greatly used by the District and the problems are minimal. Most of the freight to and from the District is moved by truck. However, the C.P.R. Main Line crosses the R.M. of Rosser and considerable through traffic is generated and the problems can be considerable.

2.0. OBJECTIVES

The objectives of the District are,

2.1. To promote the safety, efficiency and economical functioning of roads in the District whether they are under Municipal or Provincial jurisdiction.

2.2. To protect land uses adjacent to Highways from nuisances which may be caused by road traffic and avoid hazardous traffic situations.

2.3. To limit discomfort experienced by noise associated with the operation of transportation.

3.0. POLICIES

To fulfill the concerns and objectives expressed above the following policies shall be applied,

3.1. In areas where residential (including rural non-farm), commercial or industrial uses are to be allowed in close proximity to a provincial highway the following development criteria shall be observed:

a) Strip development along the highway, whereby direct connections to the highway are continuously relied upon for providing access to abutting properties, shall not be permitted.

b) Development that would generate traffic in an amount or of a type that would unduly impair the present and potential capability of the adjoining highway to carry traffic safely and efficiently, shall not be permitted.

c) The local road or street network associated with a proposed development shall be in accordance with both the existing and planned road and street system of the neighbouring areas.

3.2. Areas for highway commercial development shall be clustered in designated areas in order that the number of accesses can be controlled to minimize interferences with traffic on a highway.

3.3. Areas designated for Rural Residential (Non-Farm) development at Norris Lake shall be concentrated to the south and west of P.R. No. 228 to avoid cross traffic onto P.R. No. 228.

3.4. Adequate setbacks of structures shall be maintained from all roads and provincial highways in order to ensure safety, avoid nuisance and provide for possible future road-widening. Setbacks from provincial roads shall be determined in consultation with the Department of Highways and Transportation.

3.5. Future development at Teulon shall be restricted to the west side of P.T.H.#7, unless approved by the Highway Traffic Board and the District Board after consultation with the affected Council and the Department of Highways and Transportation.

3.6. Municipal roads will be improved at the discretion of Council and cost-sharing of the improvement of unimproved road allowances or upgrading of existing roads may be required if the service is intended primarily for non-agricultural land uses.

3.7. The Board shall adopt guidelines for the location of any anhydrous ammonia and bulk fuel storage facilities and similar commercial establishments or facilities.

3.8. Satisfactory storm drainage shall be provided to service any development adjacent to the provincial highway system. Department of Highways and Transportation would prefer to see no increase in the storm flows, if this is unavoidable, cost-sharing development agreements may be necessary.

3.9. Where a non-conforming parcel is created by virtue of a public work and/or utility access to such a parcel be granted.

3.10. The location of railroad crossings shall be undertaken in such a manner as to maximize safety to the general public.

3.11. To ensure continued provision and maintenance of the electrical system it should be recognized that Manitoba Hydro facilities, including overhead and underground distribution lines will of necessity, be located on streets, lanes and public reserves and on rights-of-way across privately owned land.
The recognition of existing and potential future transmission line rights-of-way is paramount to the community.

4.0. IMPLEMENTATION

The Transportation policies shall be implemented by means of,

4.1. Zoning by-laws,

4.2. Subdivision control,

4.3. The issuance of development permits and building permits,

4.4. Development agreements,

4.5. Programs that are determined from time to time by the Board or Councils to be necessary and not in conflict with the provisions of the Development Plan.

I. AIRPORTS

1.0. FINDINGS

There are no major air landing facilities in the South Interlake Planning District. However, there are scattered throughout the District, private landing facilities. Private landing strips will be treated as conditional uses in the Rural/Agricultural District. To assist the District Board and Council in evaluating applications, a set of location and separation criteria should be developed with the assistance of Transport Canada. Also, if considered necessary, Transport Canada will be consulted to advise of potential impacts on airport facilities, of changes in land use, proposed development, and buildings.

The Winnipeg International Airport, although outside the South Interlake Planning District, abuts the R.M. of Rosser which forms a part of the District. The area of greatest concern to the airport authorities are those lands within the R.M. of Rosser contained within the Perimeter Highway. This area has remained primarily agricultural in use, except for an area adjacent to Inkster Blvd. and Brookside Blvd. which is being retained for Highway Commercial uses.

The open farmlands represent the most compatible land use adjacent to the Winnipeg International Airport. Open farmland offers additional room for future airport expansion as well as providing air space through which increasing volumes of air traffic may be directed without concern for obstructions, interference with navigational aids or complaints due to aircraft noise.

The only practical method by which all of the concerns can be met is to ensure that the lands within the Perimeter Highway remain primarily in agricultural use. Failure to maintain compatible land uses in the area would create urban problems with immeasurable long term implications. Transport Canada has completed a report for the South Interlake Planning District Board entitled, "Winnipeg International Airport Adjacent Land Use Study North - Northwest Sector". The data contained within the report with respect to

land use guidelines affecting aircraft noise considerations and bird hazard areas should be observed in approving subdivisions in the area.

2.0. OBJECTIVES

The objectives of the District with respect to airports are.

2.1. To minimize existing and future conflicts between aircraft operations and surrounding uses of land.

2.2. To establish and maintain a close working liaison with Transport Canada officials with regard to licensed airports in the District.

2.3. To ensure the safety of aircraft and protection of landing aids and other airport facilities within and adjacent to the District and to make accomodations for their future expansion.

3.0. POLICIES

To fulfill the objectives expressed above, the following policies shall be applied.

3.1. The District Board adopt the land use guidelines with respect to aircraft noise forecast zones and bird hazard areas as outlined in Transport Canada's report to the District Board.

3.2. The District Board may refer applications for subdivision approval and/or land use changes to Transport Canada for all lands within the Perimeter Highway in the R.M. of Rosser.

3.3. Development and/or building permits may be referred to Transport Canada, for lands within the Perimeter Highway in the R.M. of Rosser, prior to being approved.

4.0. IMPLEMENTATION

The objectives and policies of the District with respect to airports and airplane operations shall be implemented through:

4.1. Zoning by-laws.

4.2. Subdivision control procedures.

4.3. Development agreements.

4.4. The issuance of development permits.

J. HISTORICAL RESOURCES

1.0 CONCERNS

1. The historically, architecturally and archaeologically significant sites and structures in the district are not well known and many become lost to future generations.

2.0 OBJECTIVES

2.1. To identify sites and structures having historical, architectural and archaeological significance.

2.2. To protect historical, architectural and archaeological sites and structures from uses or activities that would endanger them.

3.0 POLICIES

To fulfill the above objectives, the following policies shall be applied:

3.1. No commercial exploitation, development, or demolition shall be permitted that endangers any site or structure of historical, architectural and archaeological significance.

3.2. As a condition for the approval of a subdivision, demolition permit, or the issuance of a development permit, the District Board may require the applicant to show that a historically, architecturally, or archaeologically significant site or structure is not being endangered or demolished.

3.3. The ratepayers of the District should not be made to suffer undue hardships through development restrictions on their property until such time that professionals determine the quality or value of potential historical and archaeological sites. To ensure that invaluable historical and archaeological resources are not lost without the opportunity for proper

exploration, the Board shall request the Historic Resources Branch of the Province of Manitoba to delineate areas with high historic resource potential until such areas are duly explored and their actual resources documented.

3.4. Subdivision or development may take place at a site of historical, architectural, or archeological significance after the site has been examined by the Historical Resources Branch and recommendations shall be made to the District Board.

4.0 IMPLEMENTATION

The District Board shall implement these policies through the use of:

4.1. Zoning by-laws,

4.2. Subdivision control procedures,

4.3. Issuance of development permits and building permits,

4.4. Significant cultural and historical sites shall be identified from the "Cultural and Historic Sites List", as shown on Map 8, prepared by the Department of Tourism, Recreation and Cultural Affairs. The Cultural and Historical sites list shall be augmented and updated from time to time by the Department of Cultural Affairs and Historical Resources.

SECTION IV RECREATIONAL RESOURCES

1.0 FINDINGS

The District is not endowed with large lakes which afford widespread seasonal resort activities. However, Norris Lake provides a limited opportunity for seasonal resort development with 41 lots now developed adjacent to the Lake and a Provincial Wayside Park. The carrying capacity of the Lake may warrant the limiting of development to the existing subdivisions. Crescent Lake is recognized for its wildlife habitat which provides a site for waterfowl breeding and staging. As such the recreational potential is associated with viewing and hunting.

The two Wildlife Management Areas (Oak Hammock Marsh and Grant's Lake) are known for waterfowl viewing and the periphery of the W.M. Areas are favorite bird hunting areas for a quality hunt.

The east side of Stony Mountain provides for winter activity with a ski hill with two runs.

There are two recreational parks known as "Summerland" (presently closed) and the other is a City of Winnipeg Regional Park known as Little Mountain Park. Both have been developed as day-use parks, although only Little Mountain Park caters to year round use. The numerous quarry sites may offer recreational opportunities such as man-made urban oriented beach type resorts, stocked angling waters, extensive trail-biking/orienteering areas or as part of a cross-country snowmobiling or skiing trails. Locally oriented recreational facilities include community clubs, ball parks, curling clubs, and golf courses.

2.0 OBJECTIVES

2.1. To ensure that recreational uses may be made of those areas within the District which are so suited and the benefit of these recreational opportunities be assumed for future generations.

2.2. To promote and support adequate outdoor recreational facilities within the District.

2.3. To minimize interference with wildlife habitat, particularly waterfowl migration staging areas.

3.0 POLICIES

The above objectives shall be fulfilled by means of the following policies.

3.1. Seasonal Resort cottage subdivisions shall be regarded as Rural Residential development and Policy 3.7 of Section III(b), Rural Non-Farm Residential Development shall be applied to such use.

3.2. The establishment of hiking, skiing, snowmobiling, orienteering and trail-bike routes in conjunction with local landowners, the District Board and the Province shall be encouraged.

3.3. The provision of wayside parks shall be encouraged.

3.4. Encouragement shall be given to the development and improvements of Little Mountain Park and the Norris Lake Wayside Park.

3.5. Recreational areas shall be afforded protection from adjacent uses that would degrade or endanger their primary function.

3.6. Encouragement shall be given to programs and activities that support the objectives of the Oak Hammock and Grants Lake Wildlife Management Areas and enhance the consumptive and non-consumptive recreational opportunities associated with these areas.

4.0 IMPLEMENTATION

The recreational development policies shall be implemented by means of,

4.1. Through the adoption of zoning by-laws to protect designated park and recreational areas,

4.2. Subdivision Control,

4.3. Issuance of development permits and building permits,

4.4. Development agreements.

SECTION V ADMINISTRATION

A. IMPLEMENTATION

The Development Plan is a flexible policy document which can be amended to confront new trends. It establishes objectives and policies, based on long range projections of trends and needs which will assist the day-to-day council decisions regarding zoning, re-zoning, approval of subdivision, development agreements, etc.

If a proposal does not conform to the development objectives, and policies set out in the Development Plan, an amendment to the Development Plan shall be required before the proposal can be put into effect. In such cases, the District Board shall carefully study its effect on the Development Plan as a whole, to ensure that the proposed change will be compatible with the intent of the Development Plan.

The application of the figures stated in the policies of each part of the Plan are not to be treated as mandatory requirements, but as guidelines. Regulatory requirements shall be contained within a zoning by-law and shall be subject to variations in accordance with Section 56 of The Planning Act without affecting the Development Plan.

The Land Use Classification Plan is an instrument for illustrating the long-term development strategy with respect to land use, provided it is recognized that within each broad category of use, as it appears on the map, several minor deviations will occur. These variations will be recognized in the near future in the more detailed framework of the zoning by-law and zoning map which together identify the specific use that can be made of each parcel.

The Development Plan by itself does not provide a complete planning tool, but serves as a guide in making planning decisions. The actual enforcement of its policies and objectives must make use of the following controls.

B. ZONING REGULATIONS

Upon the adoption of the Development Plan, Zoning By-laws shall be prepared and adopted by each Municipal Council comprising the South Interlake Planning District in accordance with the provisions of The Planning Act. The Zoning By-laws will establish various land use districts and detailed requirements and regulations for the implementation of the Development Plan.

Councils shall base all decisions regarding zoning amendments on the Development Plan. All proposed zoning amendments that do not conform to the contents of the Development Plan shall require an amendment to the Development Plan first before the zoning amendments can be put into effect.

Within 6 months of the adoption of a Development Plan each municipality in the District is required to adopt a Zoning By-law in conformance with the Land Use Plan. However, it must be recognized that many of the proposed land uses depicted on the Land Use Plan, attached hereto, will take many years to evolve or develop and it would be unjust to unduly restrict the continuation of existing lawful uses of land during the transitional period; therefore, land should be zoned in a subsequent zoning by-law in order to reflect the present lawful use of land and allow the maintenance and upkeep of such uses and/or buildings, but not the expansion thereof. Should the use of these lands be changed it must be in conformity with the Development Plan. For example, future commercial areas may remain under residential use for another ten to fifteen years; therefore, the zoning by-law could allow the land to be zoned residential. If and when the land is to be developed, it must only be for commercial purposes and rezoned accordingly.

C. SUBDIVISION CONTROL

The Municipal Councils have the right to approve the subdivision of land under the authority vested in it by The Planning Act. This Act states that a subdivision of land shall not be approved unless the Council has by resolution given its approval with or without conditions. Decisions regarding subdivision approval shall be consistent with the provisions of the Development Plan and the Zoning By-laws.

D. BUILDING REGULATIONS

The Municipal Councils have established and adopted building regulations by by-law. The Manitoba Building code adopted under The Building and Mobile Homes Act sets the minimum provisions or standards which new and renovated buildings must meet in order to protect the safety of the public with regards to adequate fire provisions and health requirements.

E. SECTOR PLANS

An additional tool that is used for implementing the land use and development aspects of a Development Plan is the sector plan. This is a conceptual layout of proposed development and use of land in an area. It differs from the Land Use Classification Plan in that whilst the latter provides a rather broad concept of land use, the sector plan presents in greater detail the proposed subdivision and street layout, the location of such facilities as schools, parks and shopping areas, and the proposed mix of residential densities. Thus minimizing the possibility of accumulating a number of problems due to Council having to review a number of small, unrelated or isolated subdivisions and development proposals for an area.

F. PUBLIC WORKS

The Municipalities in carrying out their public works programmes regarding the provision of facilities and services to land, shall endeavour to conform to the objectives and policies set out in the Development Plan. Through its policies regarding the provision and quality of facilities and services, the Municipalities may control the rate and direction of growth. For example, services may only be extended into vacant land if the intended development will conform to the objectives and policies set out in the Development Plan.

G. DEVELOPMENT AGREEMENTS

For the servicing of a subdivision, the municipalities may require a development agreement with the developer of the subdivision.

H. GRANT PROGRAMS

Municipal Councils may take advantage of funds that are available from time to time from senior levels of Government to assist in implementing programs necessary to achieve the objectives and policies of the Development Plan.

I. ECONOMIC FISCAL REVIEW

From some of the background studies[1)], it is evident that the population of the S.I.P.D. increased substantially between 1971 and 1981. In line with this growth was the expansion and diversification of the District's economic base. Consequently significantly more employment opportunities became locally available during the 1971-81 period.

Among the economic sectors that provided many more employment opportunities in recent years was the local industrial sector. Even though this increase was mainly the result of increased production in some of the larger industries, the newer and smaller industries also contributed to this increase. However, the industrial sector was not the only local sector that experienced growth between 1971 and 1981 since the local retail and service sectors also grew in terms of sales volume and the number of people that could be employed in these sectors

Future growth in these sectors could well be limited in the near future as a result of prevailing general economic conditions. Without the necessary stimulation of the local economy it is therefore also likely that future population growth will be moderate. On the other hand, if the local authorities continue their efforts to stimulate the local economic sectors then more employment opportunities will become locally available and more people want to reside in the District's municipalities.

One of the main reasons why it is so important that the local economy continues to expand is the fact that the number of employment opportunities in the local agricultural sector probably will decline somewhat further in the future. This decline is expected since for various reasons it is likely that in the future fewer farmers will farm larger farms with less manpower and more machines.

1) S.I.P.D. Economic Base Study and Municipal Finance Analysis, Volumes I and II, Manitoba Department of Municipal Affairs

Further growth of the District's economic base is not only important in terms of the new employment opportunities that could be created but also in terms of enlarging the respective taxable assessment bases of the District's municipalities.

From the analysis of the District municipalities' financial positions it can be concluded that as of December 31, 1981, the S.I.P.D. municipalities had sufficient financial capabilities to meet their annual expenditures. Although the S.I.P.D. municipalities had, as of December 1981, adequate financial flexibility to fund their respective five year capital expenditure programs, it is essential that the financing of future capital expenditures continues to receive the necessary attention of local authorities.

These five year capital expenditure programs, prepared in accordance with Section 561 of the Municipal Act, offer the opportunity to plan the future implementation of capital expenditure projects and therefore can be used to guide the implementation and funding of the projects associated with the policies outlined in this Development Plan.

It is therefore recommended that the future capital expenditure programs of the S.I.P.D. municipalities shall not only reflect the requirements of Section 561 of the Municipal Act, but also shall not contradict the policies outlined in this document.

Appendix 'A'

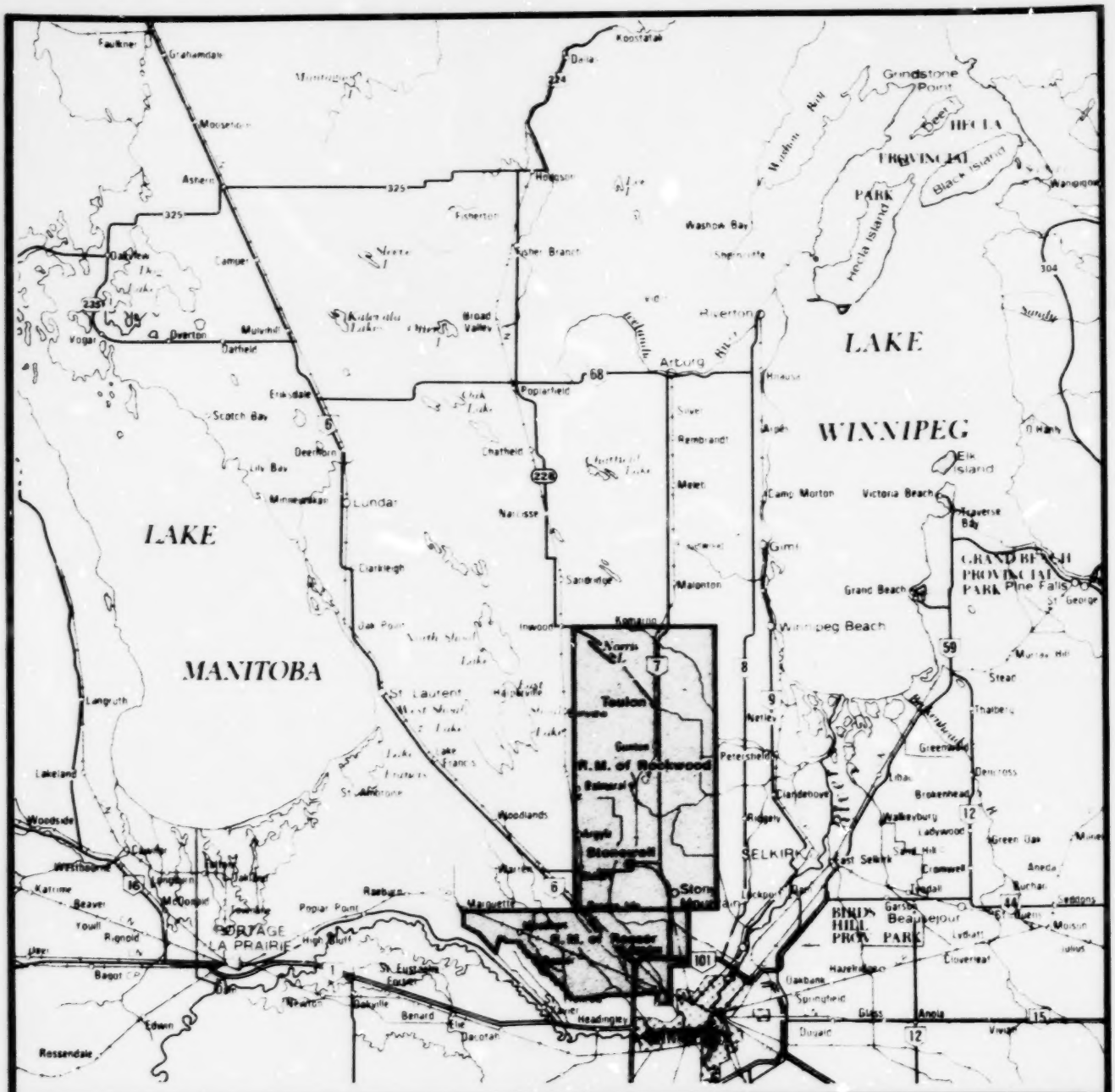
Attached To And Being Part Of

Schedule 'A'

Of The South Interlake Planning District

Development Plan

MAP NO.	TITLE
1	Regional Setting
2	Rural Land Use and Unincorporated Centres Classification Plan
3	Stonewall and Environs Land Use Classification Plan
4	Teulon and Environs Land Use Classification Plan
5	Stony Mountain Land Use Classification Plan
6	Mineral Resources
7	Groundwater Pollution Hazard Areas
8	Heritage Resources



NORTH

prepared by the

SOUTH

ROCKWOOD · ROSSER · STONEWALL · TEULON

interlake planning district board

assisted by the

DEPARTMENT of MUNICIPAL AFFAIRS

PROVINCE of MANITOBA

REGIONAL SETTING

Appendix 'A'

map 1

DEVELOPMENT PLAN

LAND USE CLASSIFICATION PLAN

SOUTH INTERLAKE PLANNING DISTRICT

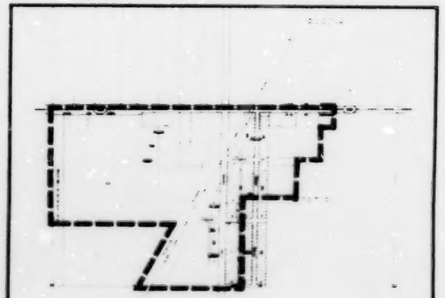
RURAL MUNICIPALITIES	TOWNS & VILLAGES
ROCKWOOD	STONEWALL
ROSSER	TEULON

LEGEND

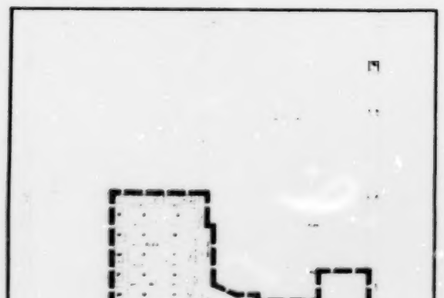
- URBAN CENTERS
- UNINCORPORATED CENTERS
- RURAL NON-FARM RESIDENTIAL AREA
- RECREATIONAL AREA
- HIGHWAY COMMERCIAL AREA
- SPECIAL INDUSTRIAL AREA
- AGRICULTURAL RURAL AREA
- WILDLIFE MANAGEMENT AREA

GENERAL DEVELOPMENT AREAS
• UNINCORPORATED CENTERS •

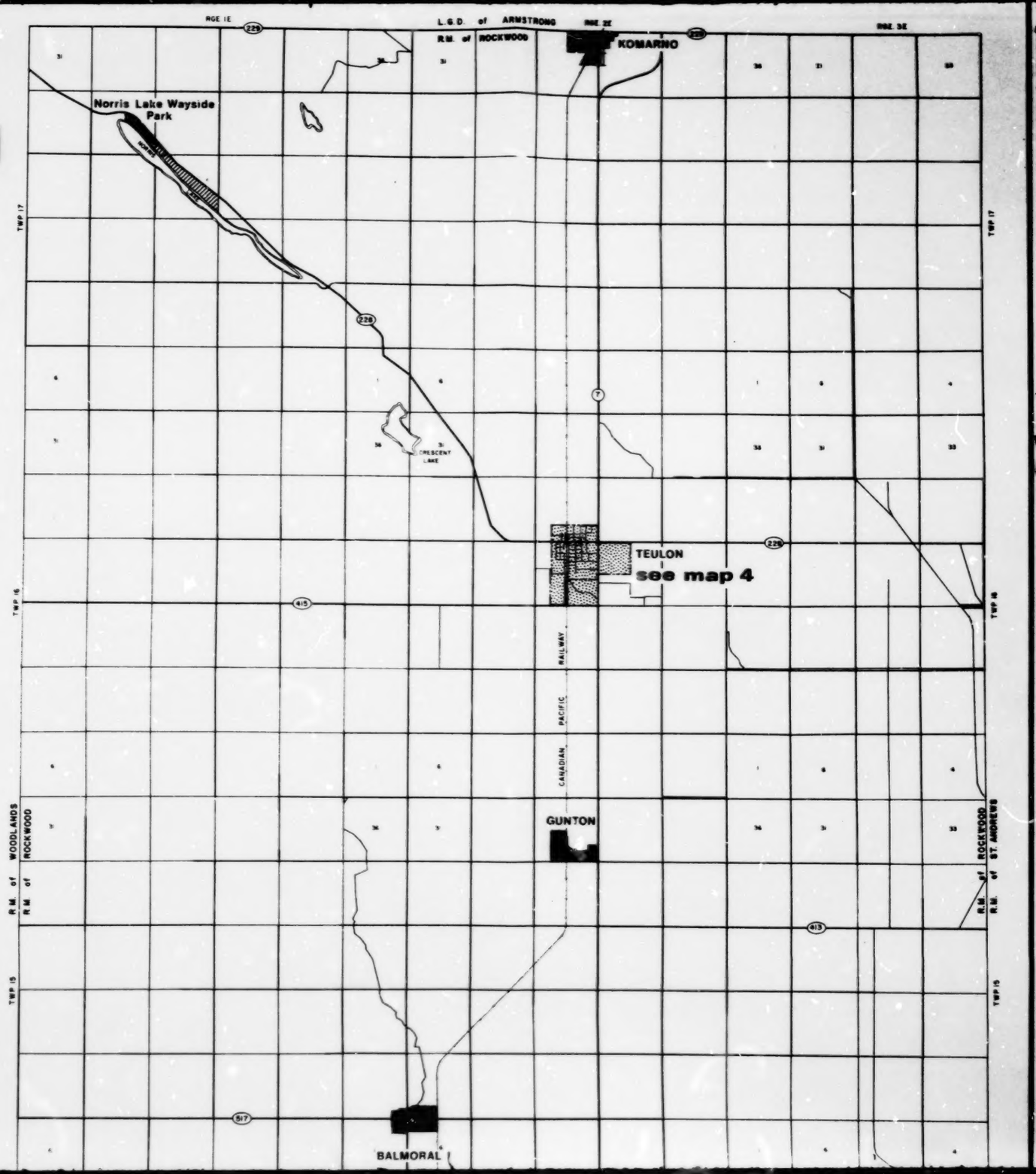
SCALE 1:25,000

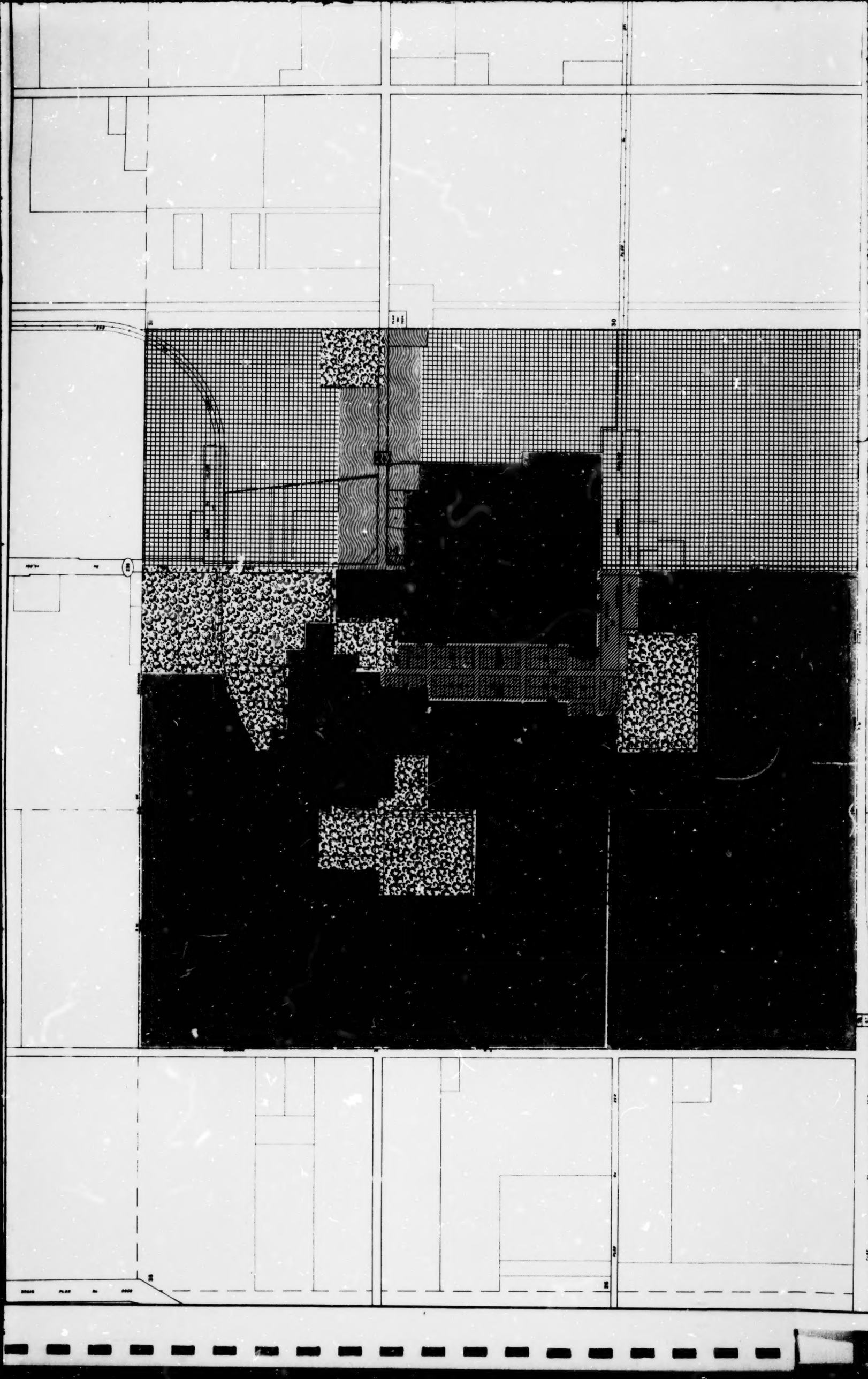


KOMARNO



GUNTON





map 3

DEVELOPMENT PLAN

STONEWALL LAND USE CLASSIFICATION PLAN

Appendix 'A'

LEGEND

- RESIDENTIAL
- COMMERCIAL (Central)
- HIGHWAY COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

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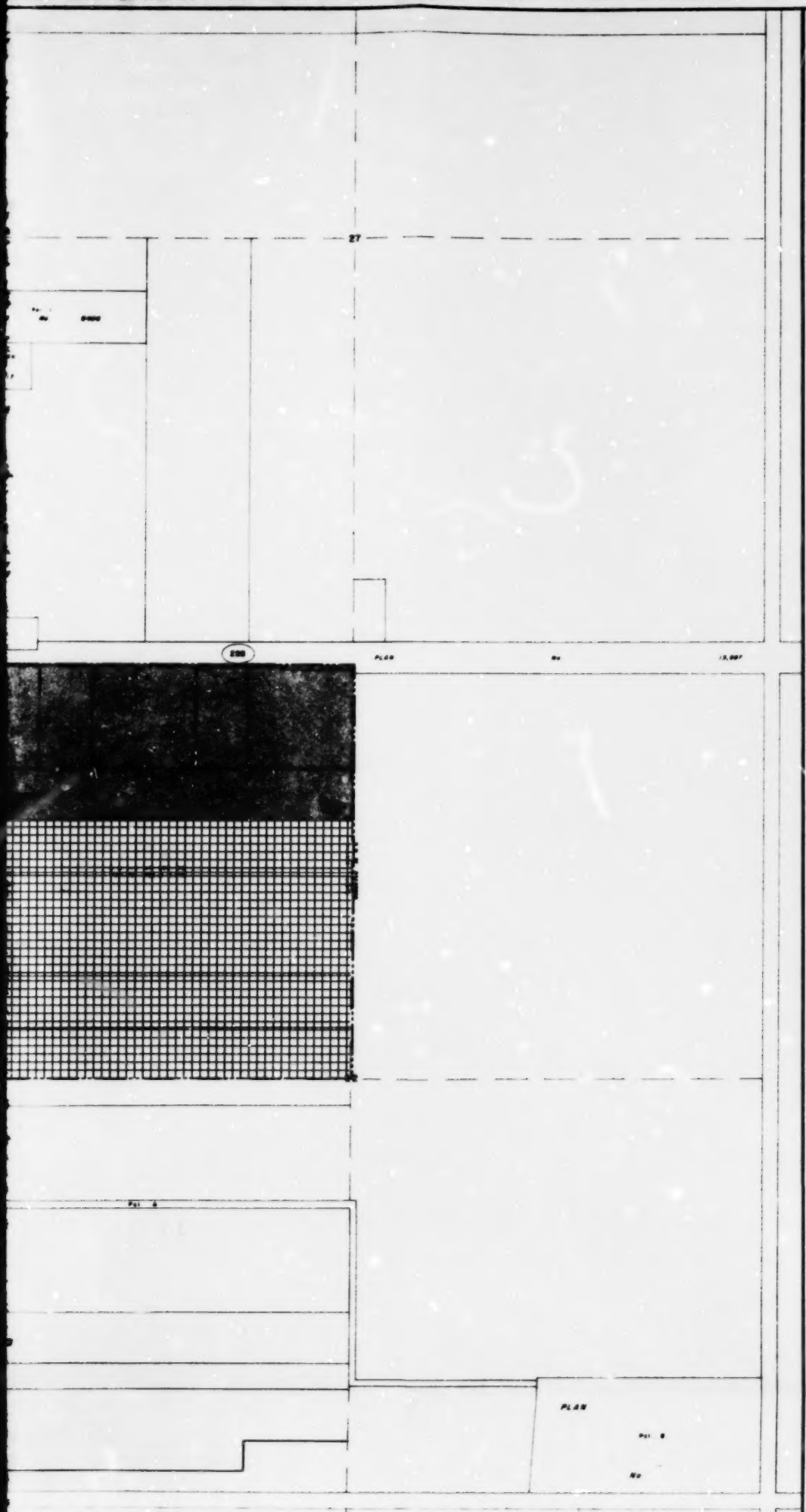


map 4

DEVELOPMENT PLAN

TEULON & ENVIRONS LAND USE CLASSIFICATION PLAN

Appendix 'A'

LEGEND

- RESIDENTIAL
- COMMERCIAL (Central)
- HIGHWAY COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

map 5

DEVELOPMENT PLAN

STONY MOUNTAIN LAND USE CLASSIFICATION PLAN

Appendix 'A'

LEGEND

- RESIDENTIAL
- COMMERCIAL (Central)
- HIGHWAY COMMERCIAL
- OPEN SPACE
- INSTITUTIONAL
- AGRICULTURAL RURAL AREA
- LIMITS OF URBAN EXPANSION

LAND USE CLASSIFICATION

KOMARNO

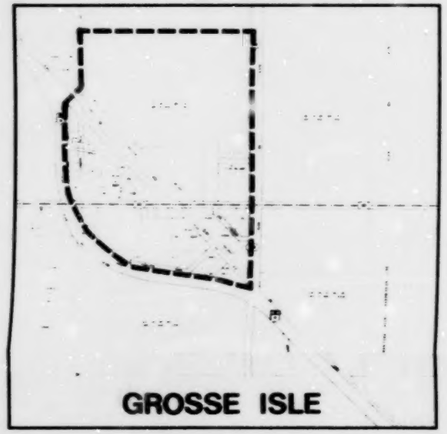
GUNTON

KOMARNO

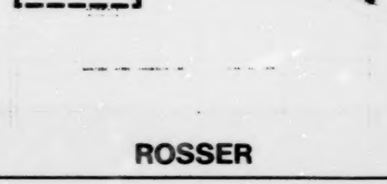
GUNTON

BALMORAL

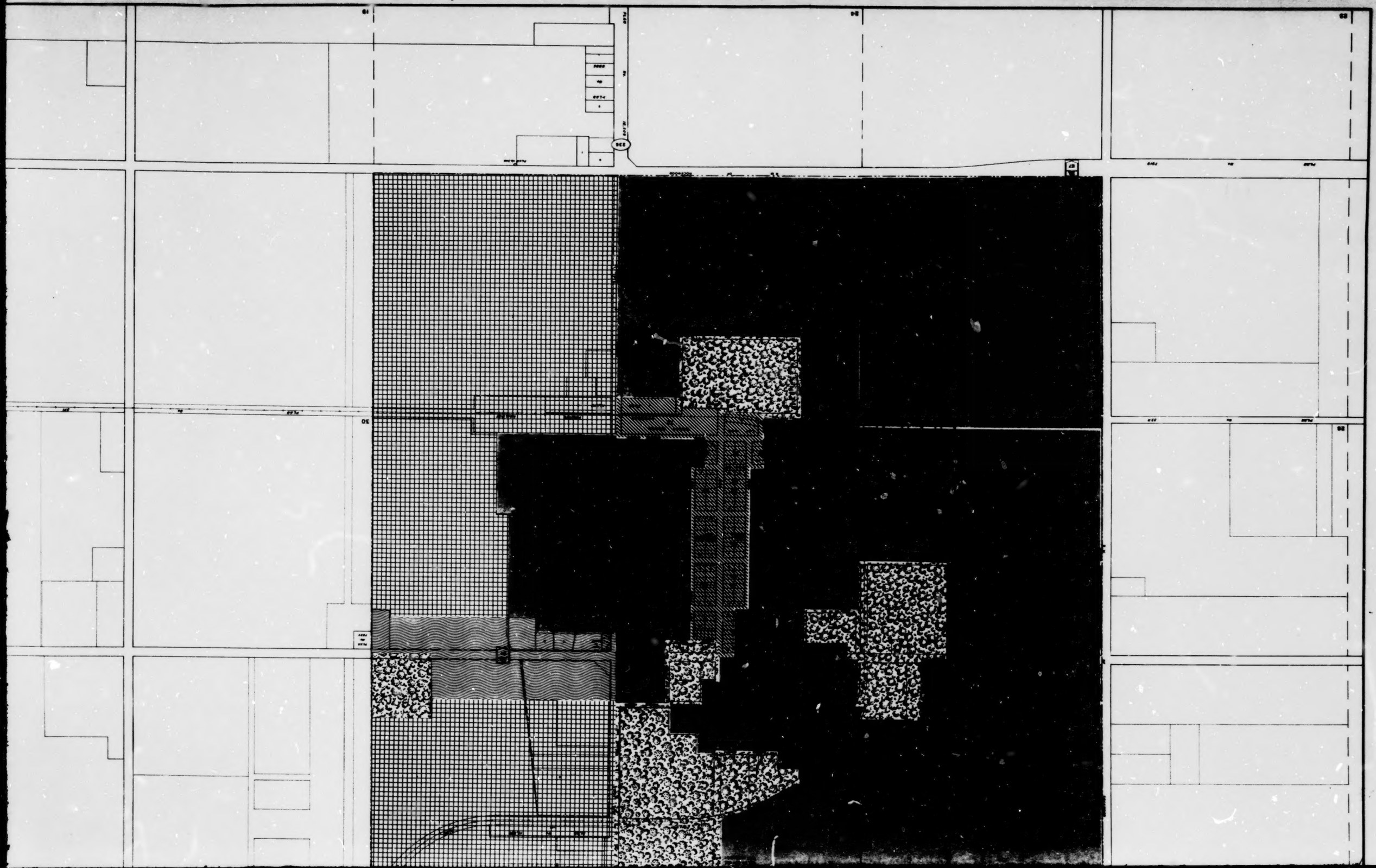
ARGYLE



GROSSE ISLE



ROSSER



LAND USE CLASSIFICATION PLAN

Appendix 'A'

LEGEND

- RESIDENTIAL
- COMMERCIAL (Central)
- HIGHWAY COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

NORTH

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assisted by the

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PROVINCE of MANITOBA

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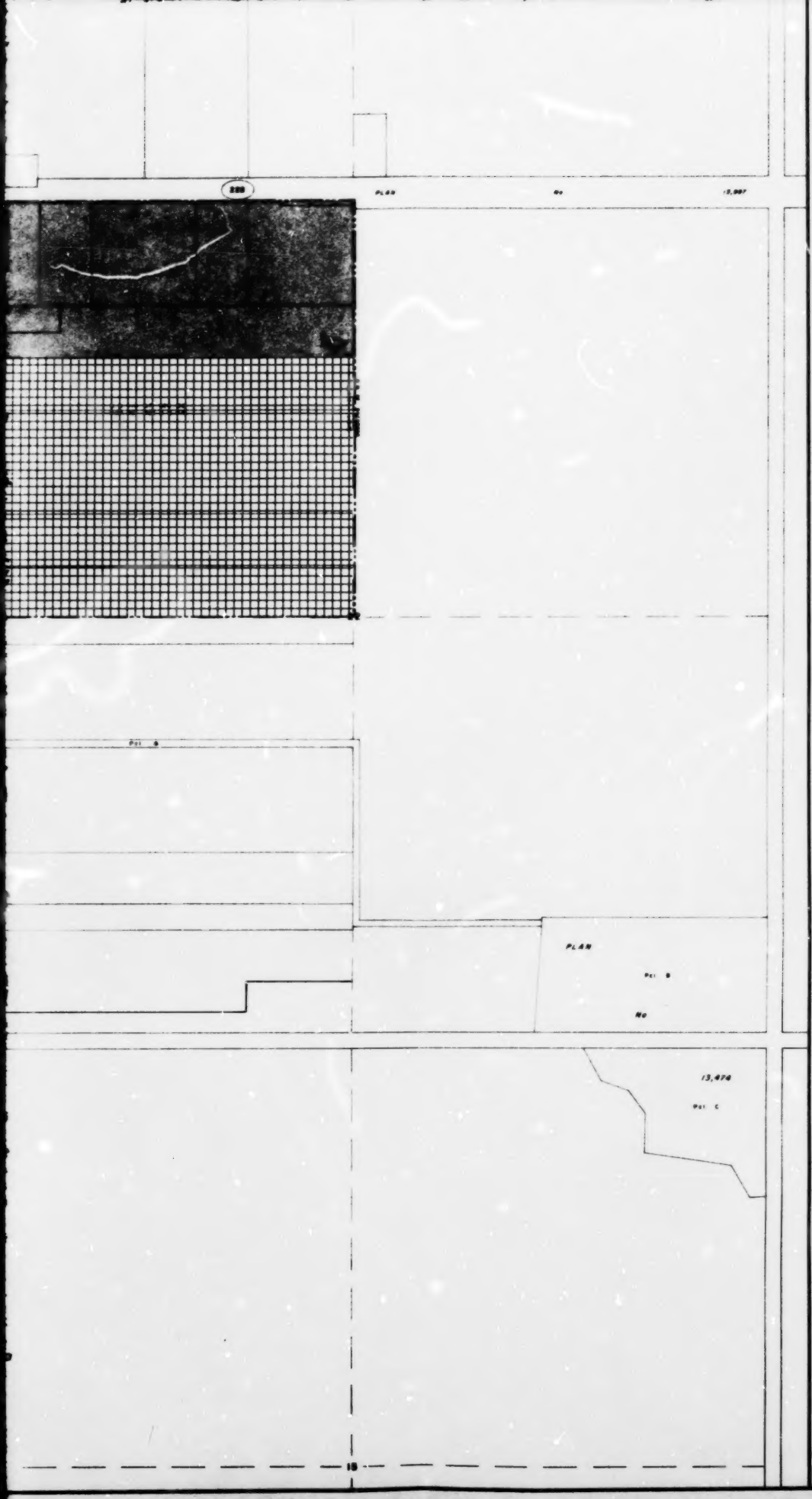

Appendix 'A'

LEGEND

- RESIDENTIAL
- COMMERCIAL (Central)
- HIGHWAY COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

NORTH

0 100 200 300 400 metres

0 400 800 1200 feet

prepared by the

SOUTH

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PROVINCE of MANITOBA

LAND USE CLASSIFICATION PLAN

Appendix 'A'

LEGEND

- RESIDENTIAL
- COMMERCIAL (Central)
- HIGHWAY COMMERCIAL
- OPEN SPACE
- INSTITUTIONAL
- AGRICULTURAL RURAL AREA
- LIMITS OF URBAN EXPANSION

NORTH

0 100 200 300 400 metres

0 400 800 1200 feet

prepared by the

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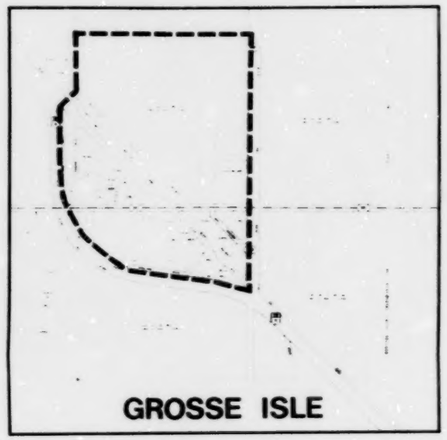
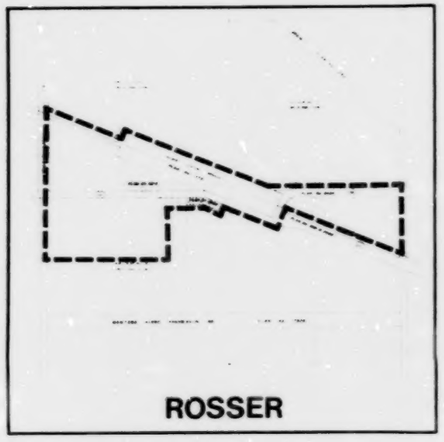
PROVINCE of MANITOBA

BALMORAL

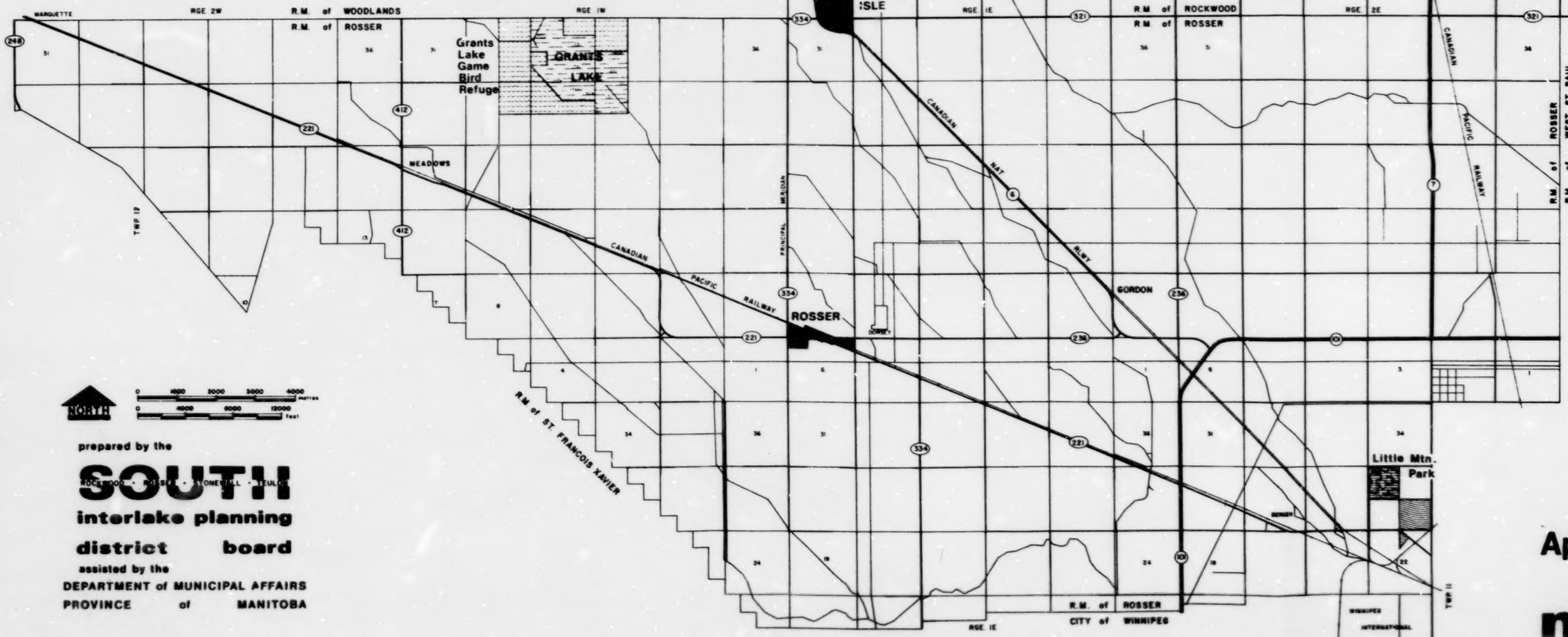
ARGYLE



GROSSE ISLE



ROSSER



NORTH

0 1000 2000 3000 4000 metres

0 4000 8000 12000 feet

prepared by the

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PROVINCE of MANITOBA

Appendix 'A'

map 2

MINERAL RESOURCES

SOUTH INTERLAKE PLANNING DISTRICT

RURAL MUNICIPALITIES

ROCKWOOD
ROSSER

TOWNS & VILLAGES

STONEWALL
TEULON

LEGEND

SAND & GRAVEL DEPOSITS

- STOP
- CAUTION
- GO

NEAR SURFACE LIMESTONE DEPOSITS*

- STOP
- CAUTION
- GO

*Depth to bedrock less than 3 metres

SOURCE: MINERAL RESOURCES DIVISION,
DEPT. OF ENERGY AND MINES,

RGE 1E

L.G.D. of ARMSTRONG

RGE 2E

RGE 3E

R.M. of ROCKWOOD

MARNO

229

229

227

228

7

CRESCENT LAKE

TEULON

228

PACIFIC RAILWAY

GUNTON

413

TWP 17

TWP 16

TWP 15

R.M. of ROCKWOOD

R.M. of ST ANDREWS

GROUNDWATER POLLUTION HAZARD AREAS

SOUTH INTERLAKE PLANNING DISTRICT

RURAL MUNICIPALITIES

ROCKWOOD
ROSSER

TOWNS & VILLAGES

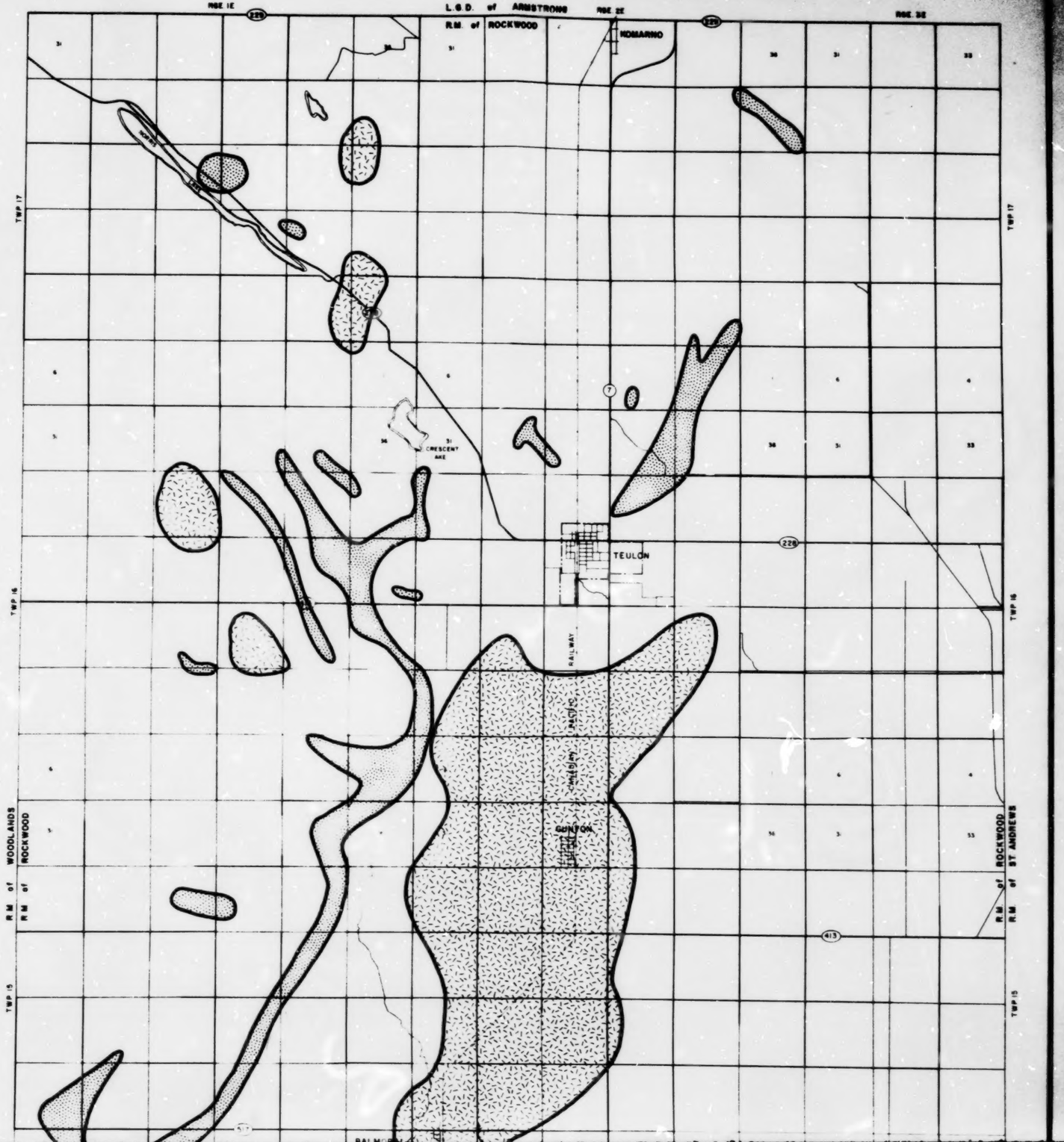
STONEWALL
TEULON

LEGEND

CARBONATE AQUIFER

POTENTIAL SAND AND GRAVEL AQUIFER

SOURCE: WATER RESOURCES BRANCH,
DEPT. OF NATURAL RESOURCES, MAR., 1980.



HERITAGE RESOURCES

SOUTH INTERLAKE PLANNING DISTRICT

RURAL MUNICIPALITIES

ROCKWOOD
ROSSER

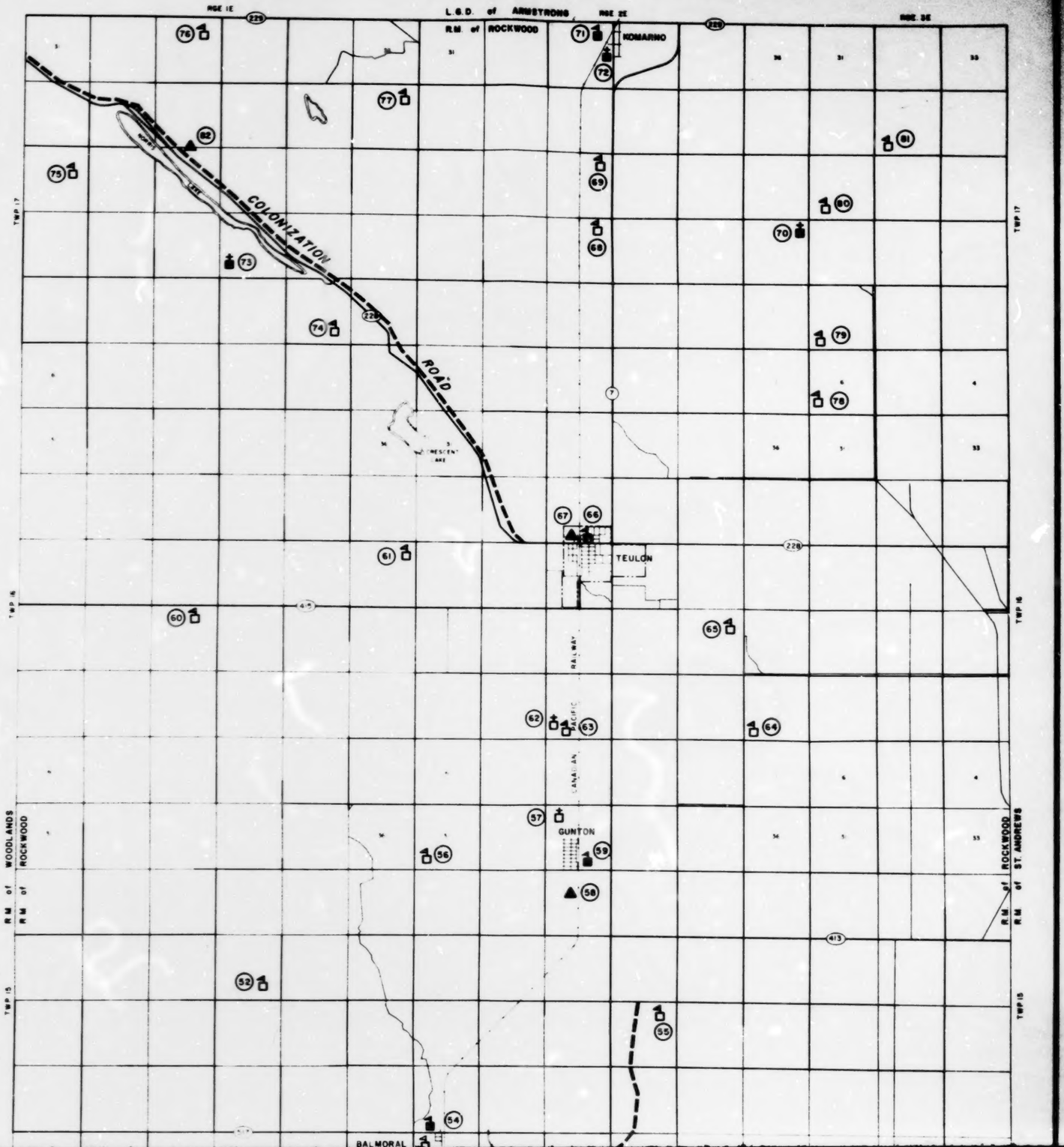
TOWNS & VILLAGES

STONEWALL
TEULON

LEGEND

- FORMER CHURCH SITE
- CHURCH
- FORMER SCHOOL SITE
- SCHOOL
- POTENTIAL HERITAGE SITE
- TRAIL

1. PRAIRIE STAR SCHOOL SITE
2. GERRIE SCHOOL SITE
3. WEST ROSSER SCHOOL SITE
4. EAST ROSSER SCHOOL SITE
5. ROSSER MUNICIPAL SCHOOL SITE
6. ROSSER INDIAN MOUND HERITAGE SITE
7. GROSSE ISLE CONSOLIDATED SCHOOL
8. LITTLE MOUNTAIN QUARRY HERITAGE SITE
9. LITTLE MOUNTAIN SCHOOL SITE
10. ULSTER SCHOOL SITE
11. LILYFIELD METHODIST CHURCH
12. LILYFIELD SCHOOL SITE
13. MIDDLE BLUFF STOPPING PLACE HERITAGE SITE
14. PHIPPS SCHOOL SITE
15. KENSINGTON SCHOOL SITE 1894
16. KENSINGTON SCHOOL SITE 1910
17. GRANTS LAKE HERITAGE SITE
18. ST. MICHAEL'S ANGLICAN CHURCH
19. GROSSE ISLE UNITED CHURCH
20. GROSSE ISLE SCHOOL SITE
21. TECUMSEH SCHOOL SITE
22. GRASSMERE PRESBYTERIAN CHURCH
23. GRASSMERE SCHOOL SITE
42. ST. JOHN'S ANGLICAN CHURCH
43. BRUCE SCHOOL SITE
44. VICTORIA SCHOOL SITE 1889
45. VICTORIA SCHOOL SITE 1881
46. VICTORIA SCHOOL SITE 1878
47. VICTORIA ALL SAINTS ANGLICAN CHURCH
48. CENTRE SCHOOL SITE
49. VICTORIA PRESBYTERIAN CHURCH
50. GOOD HOPE SCHOOL SITE
51. BALMORAL METHODIST CHURCH SITE
52. RIDGEWAY SCHOOL SITE
53. BALMORAL SCHOOL SITE
54. BALMORAL CONSOLIDATED SCHOOL
55. GREENWOOD SCHOOL SITE
56. GREENRIDGE SCHOOL SITE
57. GUNTON METHODIST CHURCH
58. GUNTON QUARRIES HERITAGE SITE
59. GUNTON SCHOOL
60. WESTERHAM SCHOOL SITE
61. STACHPOOLE SCHOOL SITE
62. WINDSOR PRESBYTERIAN CHURCH SITE
63. WINDSOR SCHOOL SITE
64. [illegible] SCHOOL SITE 1898



DEPT. OF ENERGY AND MINES,

NEAR SURFACE LIMESTONE DEPOSITS*

STOP

CAUTION

GO

*Depth to bedrock less than 3 metres

SOURCE: MINERAL RESOURCES DIVISION,
DEPT. OF ENERGY AND MINES,
NOV./DEC., 1980.

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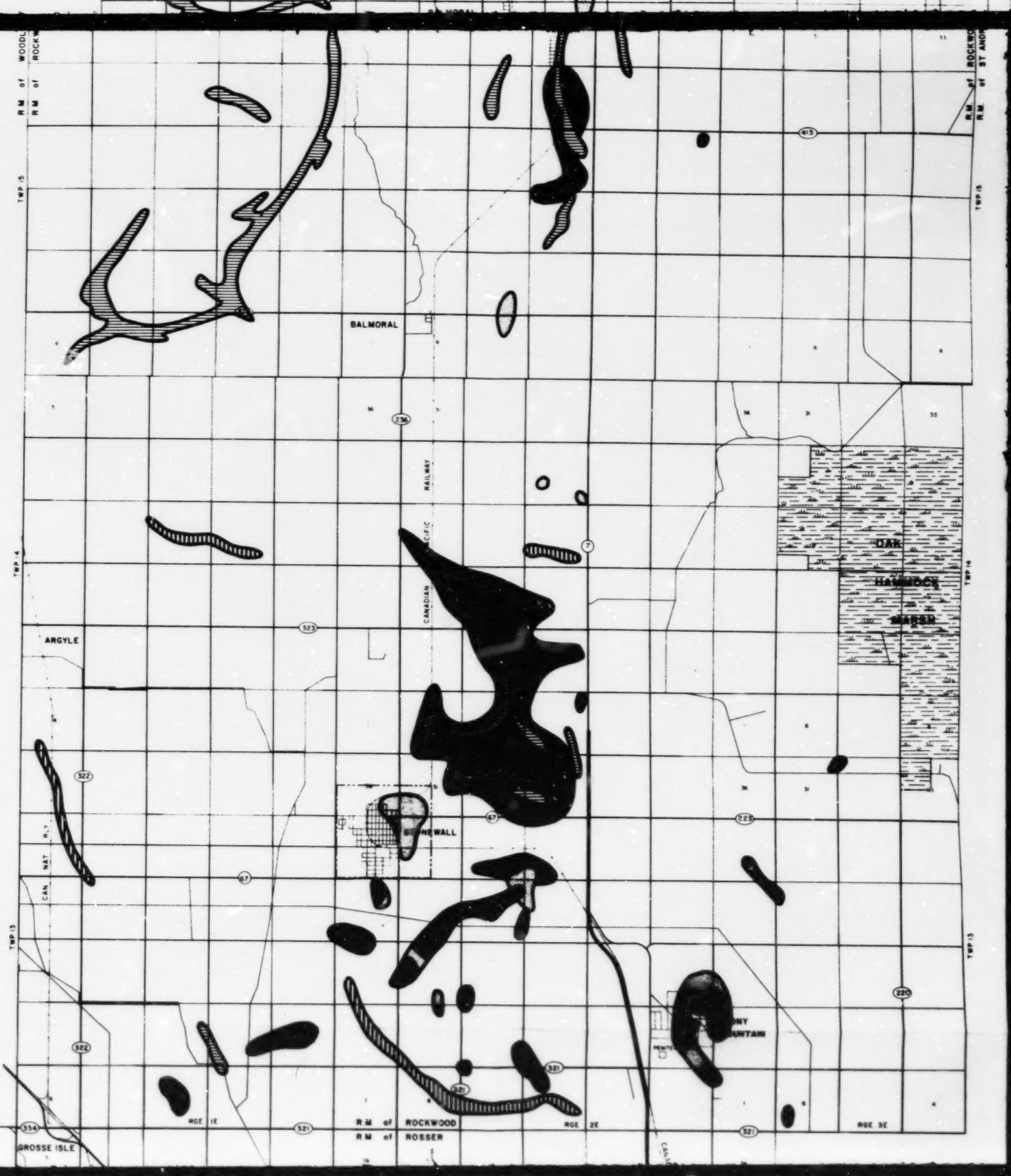
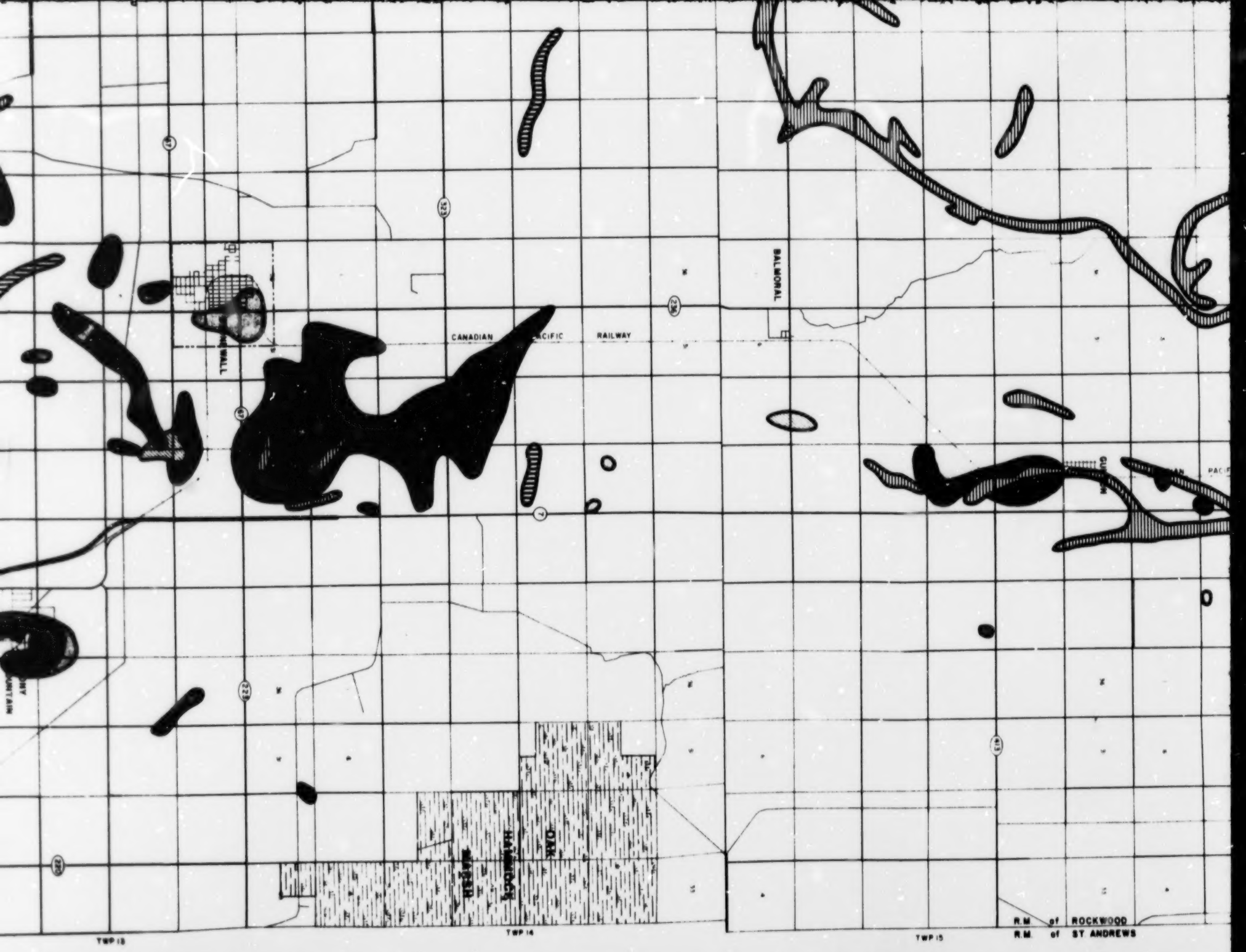
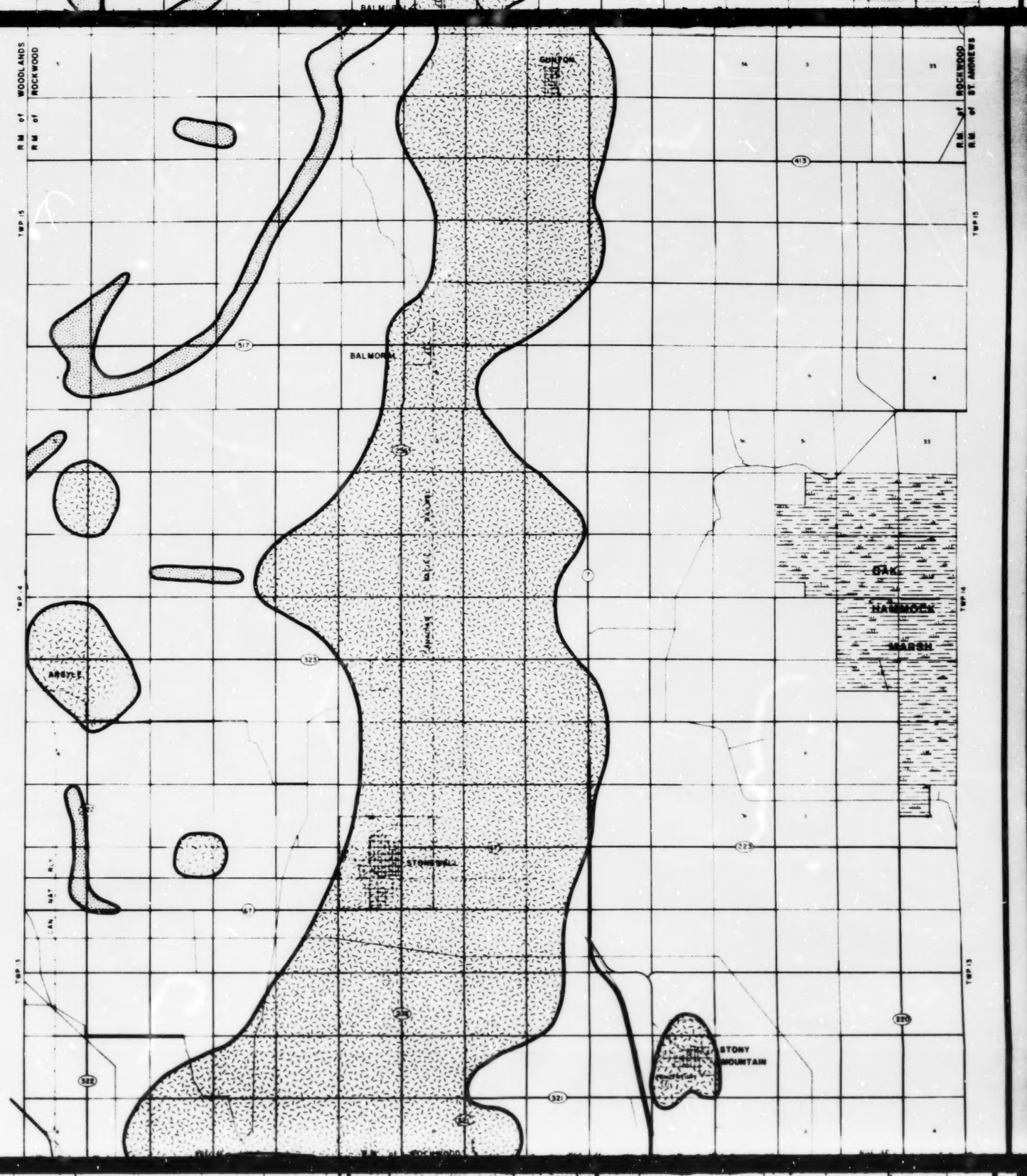



CANADIAN
RAILWAY
BALMORAL
HARROGATE
OAK
TWP 13
TWP 14
TWP 15
R.M. of ROCKWOOD
R.M. of ST ANDREWS

SOURCE: WATER RESOURCES BRANCH,
DEPT. OF NATURAL RESOURCES, MAR., 1980.



NORTH

0 1000 2000 3000 4000 metres
0 4000 8000 12000 feet

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PROVINCE of MANITOBA

R.M. of WOODLANDS

(23) GRASSMERE SCHOOL SITE

(8) LITTLE MOUNTAIN QUARRY HERITAGE SITE
(9) LITTLE MOUNTAIN SCHOOL SITE
(10) ULSTER SCHOOL SITE
(11) LILYFIELD METHODIST CHURCH
(12) LILYFIELD SCHOOL SITE
(13) MIDDLE BLUFF STOPPING PLACE HERITAGE SITE
(14) PHIPPS SCHOOL SITE
(15) KENSINGTON SCHOOL SITE 1894
(16) KENSINGTON SCHOOL SITE 1910
(17) GRANTS LAKE HERITAGE SITE
(18) ST. MICHAEL'S ANGLICAN CHURCH
(19) GROSSE ISLE UNITED CHURCH
(20) GROSSE ISLE SCHOOL SITE
(21) TECUMSEH SCHOOL SITE
(22) GRASSMERE PRESBYTERIAN CHURCH
(23) GRASSMERE SCHOOL SITE
(24) STONEWALL MILL HERITAGE SITE
(25) McCONKEY STORE HERITAGE SITE (STONEWALL)
(26) STONEWALL QUARRIES HERITAGE SITE
(27) ROCKWOOD REGISTRY OFFICE HERITAGE SITE
(28) STONY MOUNTAIN PENITENTIARY HERITAGE SITE
(29) STONY MOUNTAIN QUARRIES HERITAGE SITE
(30) STONY MOUNTAIN SCHOOL SITE
(31) STONY MOUNTAIN STOPPING PLACE & TRAILS HERITAGE SITE
(32) ROCKWOOD SCHOOL SITE 1878
(33) ROCKWOOD SCHOOL SITE 1884
(34) ROCKWOOD METHODIST CHURCH & HERITAGE SITE
(35) TECUMSEH SCHOOL SITE 1876
(36) EDWARD E. BEST SCHOOL SITE
(37) OAK HAMMOCK MARSH HERITAGE SITE
(38) IRWINGTON SCHOOL SITE
(39) BRANT PRESBYTERIAN CHURCH SITE
(40) BRANT CONSOLIDATED SCHOOL SITE
(41) BRANT SCHOOL SITE 1880

(49) VICTORIA PRESBYTERIAN CHURCH
(50) GOOD HOPE SCHOOL SITE
(51) BALMORAL METHODIST CHURCH SITE
(52) RIDGEWAY SCHOOL SITE
(53) BALMORAL SCHOOL SITE
(54) BALMORAL CONSOLIDATED SCHOOL
(55) GREENWOOD SCHOOL SITE
(56) GREENRIDGE SCHOOL SITE
(57) GUNTON METHODIST CHURCH
(58) GUNTON QUARRIES HERITAGE SITE
(59) GUNTON SCHOOL
(60) WESTERHAM SCHOOL SITE
(61) STACHPOOLE SCHOOL SITE
(62) WINDSOR PRESBYTERIAN CHURCH SITE
(63) WINDSOR SCHOOL SITE
(64) DUNDAS SCHOOL SITE 1954
(65) DUNDAS SCHOOL SITE 1880
(66) TEULON SCHOOL
(67) TEULON HUNTER'S HOSPITAL & HOMES HERITAGE SITE
(68) MacMILLAN SCHOOL SITE 1913
(69) MacMILLAN SCHOOL SITE 1905
(70) ST. STEPHAN'S UKRAINIAN ORTHODOX CHURCH
(71) KOMARNO SCHOOL SITE
(72) KOMARNO UKRAINIAN CATHOLIC CHURCH
(73) SWEDISH BAPTIST CHURCH
(74) NORRIS SCHOOL SITE
(75) McFARLANE SCHOOL SITE
(76) PAULSEN SCHOOL SITE
(77) LIGHT SCHOOL SITE
(78) NETLEY SCHOOL SITE 1888
(79) NETLEY SCHOOL SITE 1899
(80) PLUM RIDGE SCHOOL SITE 1898
(81) PLUM RIDGE SCHOOL SITE 1919
(82) NORRIS LAKE STOPPING PLACE & COLONIZATION TRAIL HERITAGE SITE

SOURCE: HISTORIC RESOURCES BRANCH, DEPT. OF CULTURAL AFFAIRS AND HISTORICAL RESOURCES.

NORTH

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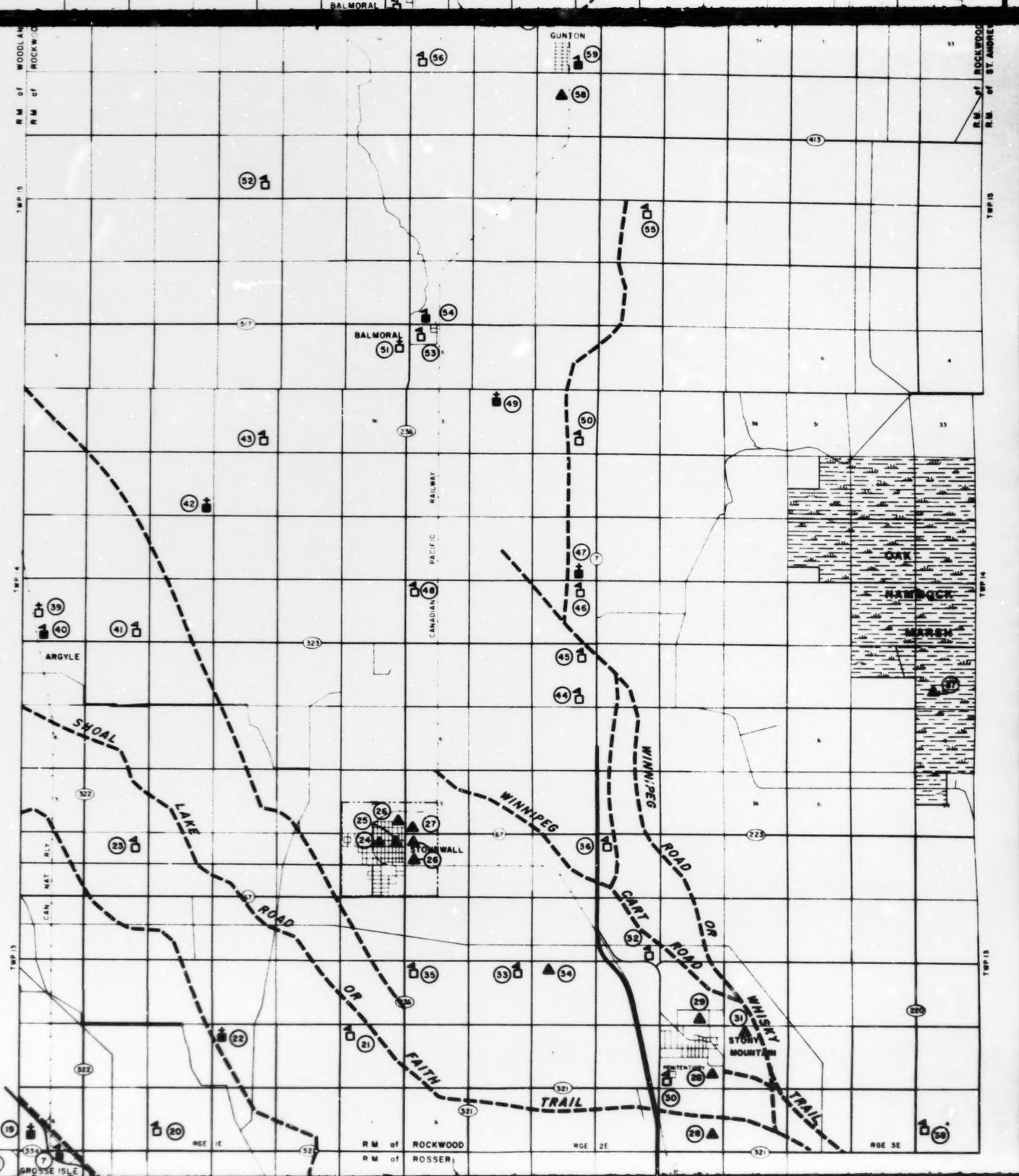
PROVINCE of MANITOBA



NORTH

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assisted by the
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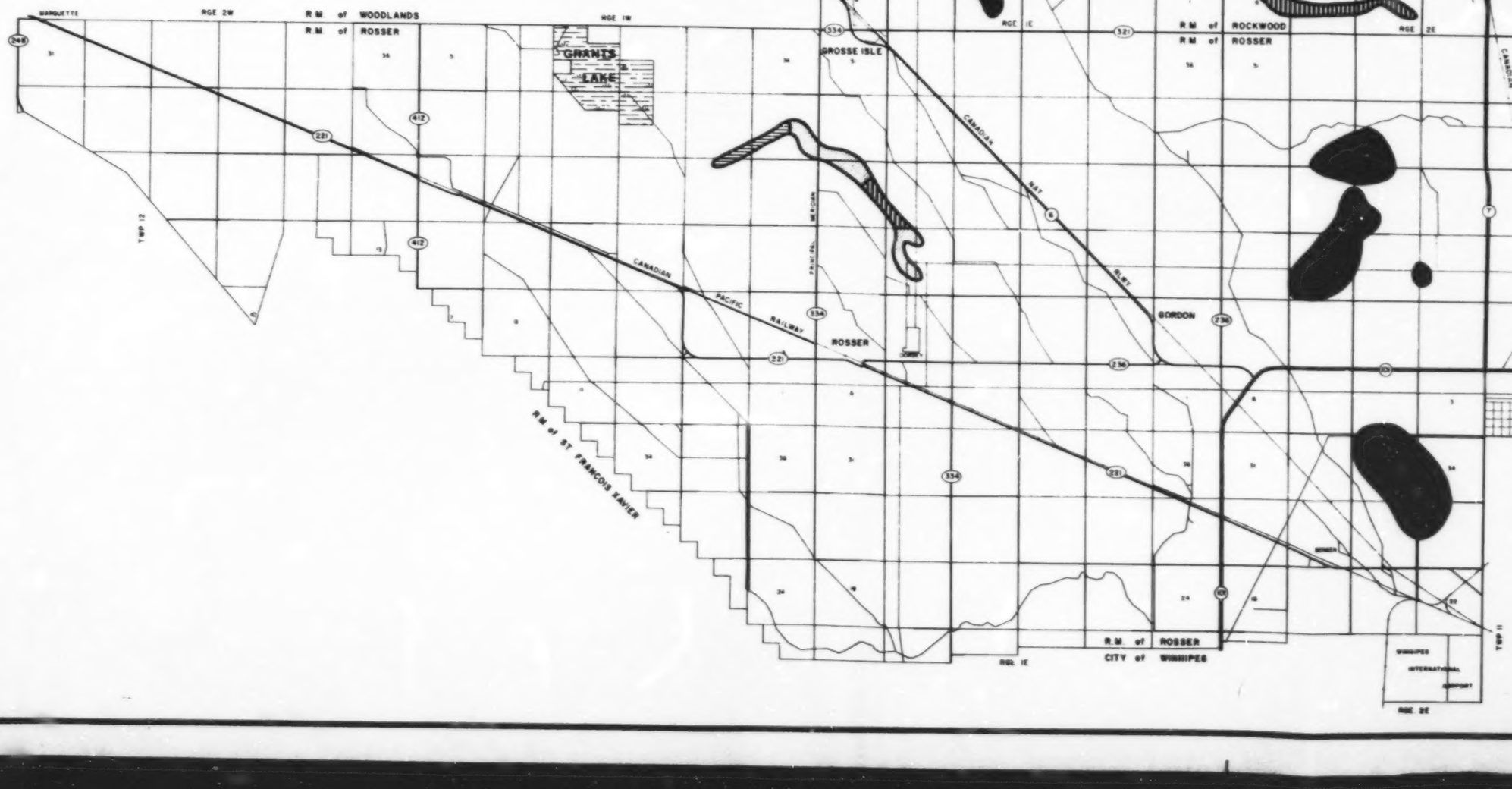
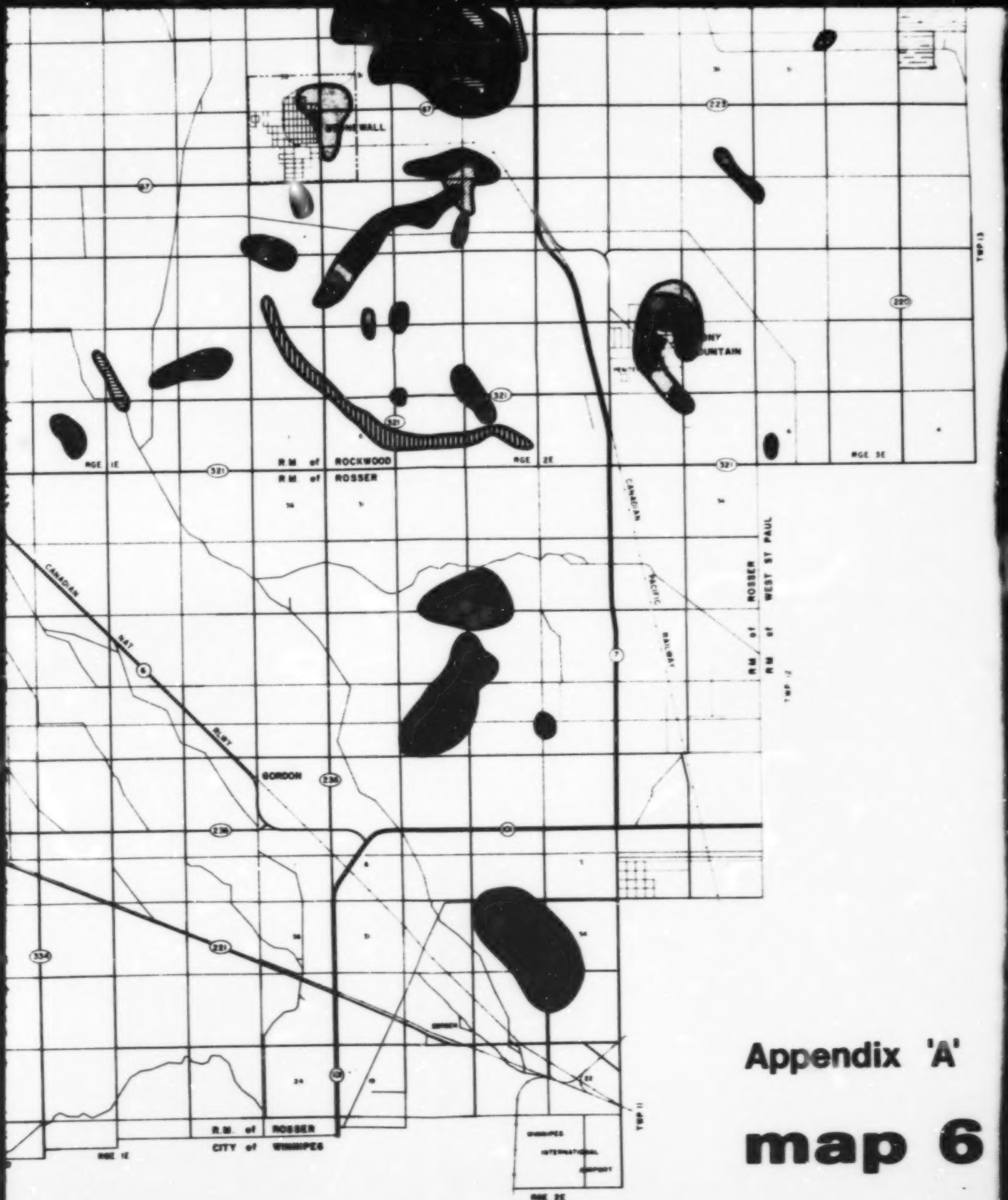
PROVINCE of MANITOBA



Appendix 'A'

map 6



Appendix 'A'

map 6

NORTH

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PROVINCE of MANITOBA

RM of WOODLANDS

RM of ROSSER

GRANTS LAKE

GROSSE ISLE

RM of WOODWOOD

RM of ROSSER

STONEWALL

STONY MOUNTAIN

RM of ROSSER

RM of WEST ST PAUL

ROSSER

GORDON

RM of ST FRANCOIS XAVIER

RM of ROSSER

CITY of WINNIPEG

WINNIPEG INTERNATIONAL AIRPORT

CANADIAN PACIFIC RAILWAY

RGE 2W

RGE 1W

RGE 1E

RGE 2E

RGE 3E

RGE 4E

RGE 5E

TWP 12

TWP 13

Appendix 'A'

map 7

SOURCE: HISTORIC RESOURCES BRANCH, DEPT. OF CULTURAL AFFAIRS
AND HISTORICAL RESOURCES.

NORTH

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interlake planning

district board

assisted by the

DEPARTMENT of MUNICIPAL AFFAIRS

PROVINCE of MANITOBA

RM of WOODLANDS
RM of ROSSER
RM of ROCKWOOD
RM of ST FRANCOIS XAVIER
CITY of WINNIPEG
GRANTS LAKE
GROSSE ISLE
ROSSER
GORDON
STONEWALL
STONY MOUNTAIN
WINNIPEG
CART ROAD
WHISKY TRAIL
LAKE ROAD
FAITH TRAIL
PUBLIC HIGHWAY
CANADIAN PACIFIC RAILWAY
WINNIPEG INTERNATIONAL AIRPORT

Appendix 'A'

map 8

APPENDIX 'B'

CROWN LAND USE CLASSIFICATION PLAN

(NOTE: The Crown Land Use Classification Plan applies only to Crown Lands in the District, the jurisdiction of which remains the responsibility of the Manitoba Government. Crown Lands once sold shall fall under the requirements of the South Interlake Planning District Development Plan. This Appendix is intended only for information purposes, does not form part of the South Interlake Planning District Development Plan and is not to be referred to in the drafting of zoning by-laws.)

Appendix 'B'

prepared by the
Crown Land Classification Committee

MANITOBA

FEBRUARY 15, 1983

CROWN LAND USE CLASSIFICATION PLAN for SOUTH INTERLAKE PLANNING DISTRICT

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A. Wildlife Management Area
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B. Provincial Park
- Present Condition -- Concerns/Objectives -- Policies/Guidelines 8

C. Agriculture-Native Evnironment Lands Co-Major
- Present Condition -- Concerns/Objectives -- Policies/Guidelines 9

D. Outdoor Recreation
- Present Condition -- Concerns/Objectives -- Policies/Guidelines 10

E. Urban Use
- Present Condition -- Concerns/Objectives -- Policies/Guidelines 11

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MAPS

Map 1. Crown Land Classification Plan, February 15, 1982

APPENDICES

Appendix 1. Site Specific Crown Land Classifications

RECORD OF AMENDMENTS

CROWN LAND CLASSIFICATION PLAN
FOR
SOUTH INTERLAKE PLANNING DISTRICT

I. INTRODUCTION

The management and administration of Crown land is shared by the Departments of Natural Resources and Agriculture. The Agricultural Crown Lands Branch issues agricultural leases and permits of occupation or use for those Crown lands which are designated by the Minister of Natural Resources as: primarily agricultural lands; and multiple use lands which may be used for agricultural purposes on an interim or secondary use basis, subject to specific conditions and covenants required by other resource users.

The principal responsibility for Crown land remains with the Department of Natural Resources, which administers the Crown Lands Act excepting those specific sections under the responsibility of the Minister of Agriculture.

The classifying to use of Crown land in Agro-Manitoba is the responsibility of the Crown Land Classification Committee (CLCC). This is an interdepartmental group with representation from the Departments of Agriculture, Natural Resources and Municipal Affairs. The Crown Land Classification Committee reports to and receives its direction from the Provincial Land Use Committee of Cabinet.

The Crown land use classification plan presented in this report is the end result of the integration of the Crown land classification map prepared by the Crown Land Classification Committee, and the various requirements for management and administration of the Departments of Government, particularly the Departments of Natural Resources and Agriculture.

The Crown land classification plan applies only to Crown land, the jurisdication of which remains the responsibility of the Manitoba Government.

II. ADMINISTRATION

This plan is prepared by the Crown Land Classification Committee. The land use, as per the plan, is administered by the Department of Agriculture, Agricultural Crown Lands Branch, and the Department of Natural Resources, Lands Branch.

The Crown Land Classification Committee shall, upon consultation with the municipality(ies) and/or the planning district board, present the plan for approval to the Provincial Land Use Committee of Cabinet.

The Crown Land Classification Committee shall consult with the municipality(ies) and/or the planning district board when amendments to the plan are being considered. Crown lands which may be designated in the future by Order-in-Council to Provincial Park, Provincial Forest, Wildlife Management Area, Community Pasture etc. constitute an amendment to the plan, and consultation with the local planning authority is required. All amendments to the plan will be presented to the Provincial Land Use Committee

III. GENERAL LAND USE CONSIDERATIONS

There are a number of basic concepts, principles and guidelines which must be considered in classifying the use of Crown lands. These considerations influence the ultimate use, intensity of use and management of Crown land. Specifically:

A) Crown land classification is guided by Provincial Land Use Policies with management of Crown lands carried out in accordance with Provincial Acts and Regulations. The classification of Crown land will be undertaken with appropriate consideration given to local needs.

B) Where there has been significant public or private investment, affected Crown land will be managed to the best advantage of the use for which the investment was made.

C) Normal management practices on all Crown land shall include: the application of multiple land use principles; the protection and improvement of the land's long term productive capacity; the minimization of erosion and other destructive processes; and the utilization of the land consistent with its inherent capabilities with due consideration given to intensive management.

D) For Crown lands under agricultural lease the following applies:

1. the right of public access shall be in accordance with such acts, regulations and contracts that are in place from time to time,
2. access is guaranteed to quarry lease operations subject to compensation being negotiated relative to loss of privately owned improvements,
3. the right of the Province to enter a leased area and to withdraw lease rights on lands for utility rights-of-way, is guaranteed,
4. lands having greater than 9% slope must be maintained in native cover or permanent forage,
5. a buffer strip of woody vegetation not less than 45 meters (150 feet) in width must be retained within 90 meters (300 feet) of all municipal and provincial roads,
6. a buffer strip of natural vegetation from 45 to 90 meters (150 to 300 feet) wide must be left adjacent to all water courses and permanent water bodies,
7. no wetland shall be drained or filled without approval,
8. topsoil and leaf mat shall not be removed,
9. all livestock must be contained (e.g., fenced). Strips of 15 meters (50 feet) in width per lease can be cleared for fencelines, and
10. merchantable timber is subject to stumpage rates if it is marketable. The Crown retains the right to issue cutting rights to the public by way of timber sale and/or timber permit to harvest timber contained thereon. Merchantable timber thus harvested is subject to the payment of stumpage rates.

E) Survey monuments defining Township, Section and Quarter Section corners shall not be destroyed.

F) In general, non-conforming uses on Crown land will be allowed to continue until the existing commitment expires or a suitable alternative site for the use can be found.

G) The Crown land plan is limited, in general, to the classification of the surface use of the land. Nothing in the classification, except where indicated in the plan will preclude or limit future mineral extraction from Crown lands where approved by the Provincial Government.

H) Sites, structures and areas of historical, architectural and/or archaeological significance exist on Crown land. Those sites identified shall be protected from uses and activities that would endanger them until such time as appropriate measures (mitigative, retention etc.) are determined.

I) Lakes, streams, rivers, creeks, etc. which are identified as significant fisheries habitat areas shall be protected. The use of Crown land adjacent to these waterways and particularly spawning sites and/or nursery areas shall be controlled and managed to minimize damage to fish stocks and fish habitat from siltation, nutrient loading, disturbance and water quality degradation. Manitobas Surface Water Quality Objectives shall be used to ensure protection for end uses such as fisheries. Management of these adjacent lands shall be in accordance with approved fish habitat protection guidelines and includes but is not limited to controlling the ditching and rechannelization in such areas, controlling the clearing, cultivation, timber harvesting, and developing of sites to the water's edge, maintaining or creating natural vegetation buffers of varying widths as required etc.

J) Stream crossings shall not adversely affect fish habitat or populations. Where crossings may affect fish habitat, the crossing should be designed and constructed with reference to "Recommended Fish Protection Procedures for Stream Crossings in Manitoba" prepared by the Department of Natural Resources.

K) Water quality shall not be adversely affected by Crown land uses. Activities and intensive shoreland developments that discharge pollutants shall be restricted in their location and it may be required that precautionary safeguards which mitigate the adverse effects of pollution be incorporated into the development. These activities and developments shall meet Manitoba's Surface Water Quality Objectives. Shorelands shall be protected from excessive erosion which might affect water quality.

L) The right of public access to Crown land and water for the purposes of sport angling, commercial fishing, hunting, trapping, outdoor recreation pursuits and general access etc. shall be maintained in accordance with such acts, regulations and contracts that are in place from time to time.

M) Permanent development (i.e., residences, summer homes, cottages, commercial buildings, etc.) shall be assessed for hazards such as flooding, erosion or bank instability. In general, development shall be subject to the following requirements, excepting under special economic and social circumstances.

   a) All permanent development shall be located on land above the 100 year flood level. When it is not possible to estimate the above flood level due to insufficient hydrometric data on the waterway, then an elevation of 1.5 meters (5.0 feet) above the high water mark would be used.

b) Land which may be eroded away within a period of 50 years shall be excluded from development unless it is demonstrated that the erosion process has been halted.

c) Development shall not be permitted on lands subject to bank instability, landslides, or subsidence.

d) Use of Crown lands in Water Power Reserves and Licence Areas must conform to the above and must not be required for water power purposes. Approval for development is required from the Water Resources Branch.

e) In order to minimize surface water quality degradation, development and use of surface water resources should not exceed the carrying capacity.

N) Activities such as dumping, excavation, clearing, cultivation, or excessive grazing which would accelerate or promote dangerous erosion or bank instability will be prohibited.

O) Activities that may cause pollution under normal operating conditions or by accident should not be permitted in the groundwater pollution hazard area unless it can be proved by adequate field investigations that the proposed activities will not cause pollution of existing or potential groundwater supply in the area.

P) Groundwater consumption should not exceed the total sustained yield of an aquifer.

Q) Wells should be installed in a manner that would not have a detrimental effect on aquifers.

R) Intensive development (e.g., subdivisions) and high capacity wells will be permitted only in areas where they will not cause a reduction in water supply for existing users.

S) The plan does not restrict the Province from entering or withdrawing Crown lands for utility rights-of-way, highways, roads, drains, etc. subject to normal clearance and approval procedures.

IV. OVERVIEW

In the South Interlake Planning District, there are approximately 58 square kilometres (22 sq. miles) of Crown Land, excluding land under permanent water bodies. The total Crown land in the Planning District represents about 3.5 percent of the District's land base.

Most of the Crown land is located in the R.M. of Rockwood. This municipality has approximately 93 percent of the Crown land in the Planning District.

The Crown land of the District has been committed to a variety of uses. Most commitments to use are made via agricultural leases or permits, Orders-in-Council, site specific general permits or miscellaneous leases. Of the Crown land approximately 53 percent has been designated by Order-in-Council to Wildlife Management Area. Over 40 percent of the Crown land is also classified and/or committed to agricultural use.

ORDER-IN-COUNCIL AREAS

It has been recognized by the Province of Manitoba that certain Crown land areas must be designated for long term allocation. This is achieved by the passing of Orders-in-Council which designate certain Crown lands to specific uses.

In the South Interlake Planning District there are three areas designated by Order-in-Council.

1. Norris Lake Wayside Park

2. Grant's Lake Wildlife Management Area

3. Oak Hammock Marsh Wildlife Management Area

FISHERY HABITAT

The fishery resource in the District is very limited. The areas of concern are Norris Lake, Netley Creek and Sturgeon Creek. The most important location is Netley Creek which supports a sport fishery and rough fish harvest in some years. There are also spawning runs of fish into Netley Creek during spring break-up.

Activities adjacent to shorelines can adversely impact fish habitats and water quality. This plan recognizes and protects critical fishery habitat from adjacent Crown land uses in accordance with approved fish habitat protection guidelines, and Manitoba's Surface Water Quality Objectives.

Of particular concern in the District is to protect the Netley and Sturgeon Creek channels and to retain the existing shoreline vegetation on the two creeks as well as around Norris Lake.

V. CROWN LAND USE CLASSIFICATIONS

There are five basic classifications delineated in this classification plan (Map 1). They are:

A. Wildlife Management Area

B. Provincial Park

C. Agriculture - Native Environment Lands Co-Major

D. Outdoor Recreation

E. Urban Use

The classifications on the Crown Land Classification Map and associated guidelines apply only to the Crown land.

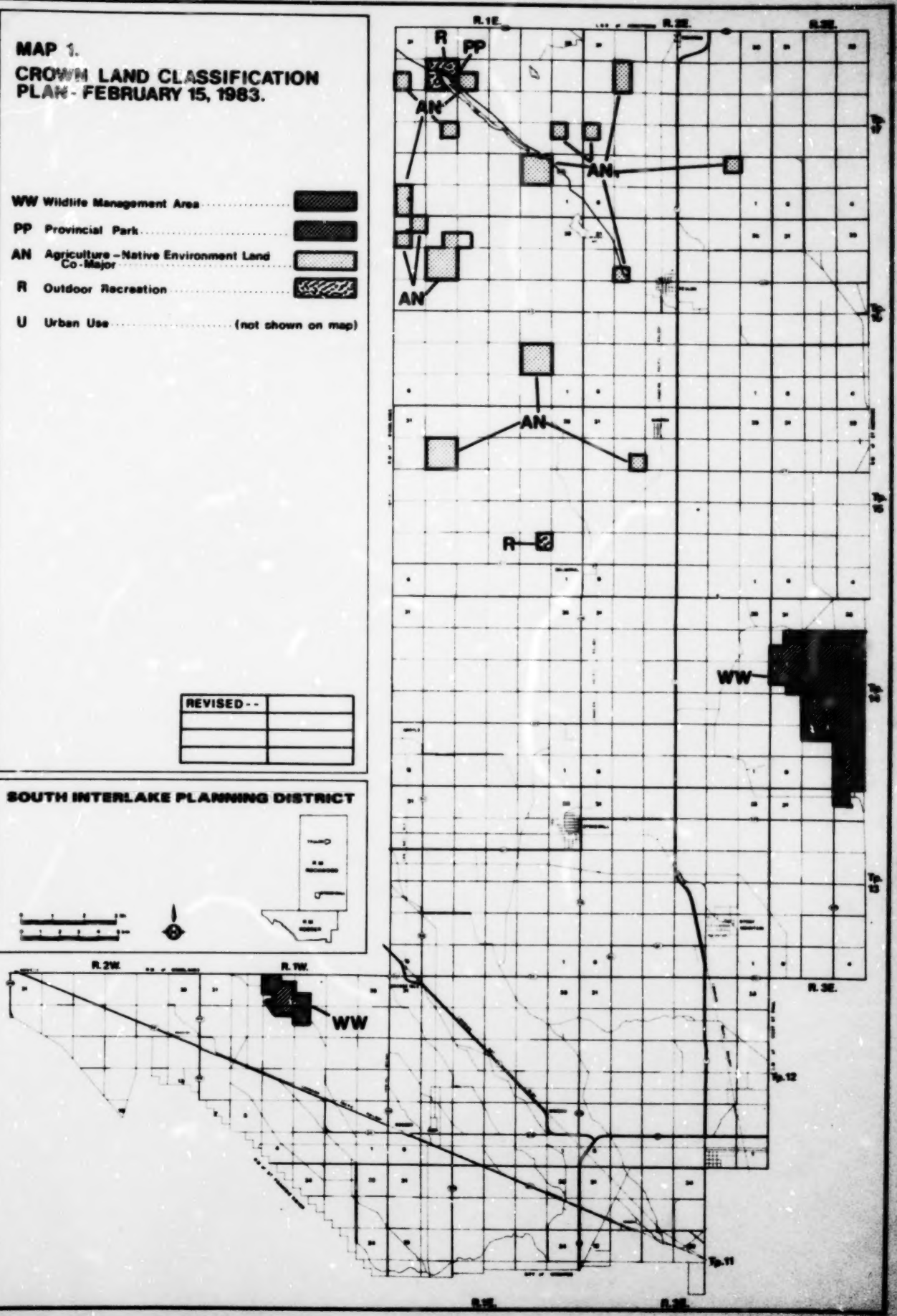
MAP 1.

CROWN LAND CLASSIFICATION PLAN - FEBRUARY 15, 1983.

WW	Wildlife Management Area	
PP	Provincial Park	
AN	Agriculture – Native Environment Land Co-Major	
R	Outdoor Recreation	
U	Urban Use	(not shown on map)

REVISED --	

SOUTH INTERLAKE PLANNING DISTRICT



A. Wildlife Management Area: Classification WW - As Shown on The Crown Land Classification Plan - Map 1

PRESENT CONDITION

Grant's Lake Wildlife Management Area (WMA) occupies an area of about 370 hectares (900 acres). This WMA was established by Order-in-Council 1537/74, in 1974. The area is primarily marsh. The principal purpose of the area is to maintain and protect the habitat of the area.

The Oak Hammock Marsh Wildlife Management Area is located in the R.M.'s of Rockwood and St. Andrews. Having a total area of about 3490 hectares, the portion of the WMA located in the District is about 2660 hectares or 76 percent of the entire WMA. The area consists of about 60 percent upland and 30 percent marsh and lure crop. This WMA was established by Order-in-Council 307/73, in 1973. The purpose of the area is to increase waterfowl production through restoration and preservation of a segment of a major marsh.

In total, the Wildlife Management Areas in the Planning District occupy an area of about 3030 hectares (7500 acres).

CONCERNS/OBJECTIVES

The principal objective is to maintain appropriate areas for the management and conservation of wildlife in the Province.

This Classification identifies those lands which have been set aside for habitat and waterfowl preservation, maintenance and enhancement through Order-in-Council designation as Wildlife Management Area.

POLICIES/GUIDELINES

1. Wildlife Management Area - WW

The management of Wildlife Management Areas is the responsibility of the Department of Natural Resources, Wildlife Branch. Specific management aims may change over time, however, in general the following guidelines apply:

1a) The Province of Manitoba will maintain the Wildlife Management Areas for the preservation and maintenance of waterfowl and habitat.

1b) The non-consumptive use of the area is encouraged, i.e., native interpretation, education purposes, viewing and photographing wildlife.

B. Provincial Park - Classification PP - As Shown on The Crown Land Classification Plan - Map 1

PRESENT CONDITION

In the District, the Province maintains only one recreational facility, the Norris Lake Wayside Park. Located on the northeast shore of Norris Lake along Provincial Road 228, the park offers boat launching, camping and day-use facilities.

The area designated to Provincial Park is approximately 3 hectares (5.0 acres).

CONCERNS/OBJECTIVES

The principal objectives are: to provide recreational areas close to concentrations of people, which make it possible to serve large numbers of recreational users without degradation of the basic natural resources of the area; to provide facilities for the convenience and enjoyment of the motoring public and rest stops for the travelling tourist; and to protect areas of significant recreation potential.

This classification identifies those lands which have been designated Provincial Park.

POLICIES/GUIDELINES

2. Provincial Park - PP

The management and operation of the Norris Lake Wayside Park is the responsibility of the Department of Natural Resources, Parks Branch. The management of this Park shall be guided by the following:

2a) The Province of Manitoba will maintain its outdoor recreational facilities at this Park for the use and enjoyment of the local, provincial and travelling public, consistent with existing and future park plans.

C. Agriculture - Native Environment Lands Co-Major - Classification AN - As Shown on The Crown Land Classification Plan - Map 1

PRESENT CONDITION

Of the Crown land in the Planning District approximately 40 percent has been classified for agricultural and natural resources. This represents the second largest category of Crown land use classification in the District.

CONCERNS/OBJECTIVES

In recognition of the competing demands for and the importance of the integration of agricultural and resource demands within the Planning District, suitable areas are delineated for the mutual benefit of agriculture and natural resources.

POLICIES/GUIDELINES

3. Agriculture - Native Environment Lands Co-Major - AN

To integrate agricultural and natural resource production, protection and utilization in a mutually compatible manner, the following apply:

3a) These areas are available for agricultural use, however, management, use and intensity of use will be in keeping with the interests of agriculture and resources. Management is the joint responsibility of the two Departments.

3b) Administration of agricultural leases is the responsibility of the Agricultural Crown Lands Branch.

3c) Depending on the particular quarter section hay, grazing or some cultivation may be allowed. All are available for long term commitment to agriculture. Development maybe allowed, however, it is limited to protect some of existing native vegetation for a number of purposes.

3d) Other general land uses of the Crown land may be permitted if compatible with the basic intent of the classification.

D. Outdoor Recreation - Classification R - As Shown on The Crown Land Classification Plan - Map 1

PRESENT CONDITION

There are only two parcels in the District classified for general outdoor recreation; the surrounding Crown land at the Norris Lake Wayside Park, and NE 11-15-01E.

Both areas are of low recreational capability and the recreational use of these two areas is presently minimal.

CONCERNS/OBJECTIVES

The principal objectives are (1) to provide an area which can serve as open space around a relatively intensively developed and used recreational site at Norris Lake, which may also be developed for more intensive recreation uses, if required and (2) to provide open space for general recreational use.

POLICIES/GUIDELINES

4. Outdoor Recreation - R

To provide and protect certain areas for the future recreational use; the following apply:

4a) Administration and management of the delineated area is the responsibility of the Department of Natural Resources.

4b) In general, no agricultural use or development is allowed. However, such uses as beekeeping may be considered appropriate.

4c) Other uses may be allowed if considered appropriate by the Department of Natural Resources.

E. Urban Use - Classification U - As Shown on The Crown Land Classification Plan - Map 1

PRESENT CONDITION

Crown land parcels may occur within the boundaries of unincorporated and incorporated towns and villages within the Planning District.

While not specifically identified on the Crown Land Classification Plan, these Crown lands are classified for urban use.

CONCERNS/OBJECTIVES

The principal concern is to recognize that Crown lands may be within existing towns and villages and to ensure that the use of these lands are consistent with the urban environment.

POLICIES/GUIDELINES

5. Urban Use - Classification U

To ensure that Crown land use is consistent with the effective and efficient provision of municipal services, the following guidelines apply.

5a) These Crown lands shall be administered by the Department of Natural Resources.

5b) These sites are available for a variety of urban uses provided the use is consistent with any approved plan for the town or village.

5c) The local planning authority shall determine whether any proposed use of Crown land within the boundaries of the town or village conforms to the approved plan.

5d) In the absence of an approved plan for a town or village, the local authority shall determine whether any proposed use is consistent and compatible with the local urban environment.

VI. OTHER CONSIDERATIONS

The Crown land plan identifies the major classification for Crown land. There are and will be other site specific uses which are not indicated in the Plan. Recognition of this fact is important as some specific locations, for example, residences, may not be indicated but are nonetheless protected by the very nature of the legal commitment to individuals through the leasing and permitting process of Crown lands.

All site-specific uses, that is, most land uses occurring on Crown land utilizing less than 16 hectares (40 acres) which are not shown in the plan are listed in Appendix 1.

If the Province divests itself of Crown land, the land will generally fall under the jurisdiction of the local planning authority.

VII. GENERAL PLAN IMPLEMENTATION

PLAN APPROVAL AND REVIEW

Plan approval and any subsequent approval of amendments to the plan shall be by the Provincial Land Use Committee of Cabinet.

Existing policy and procedure for plan and amendment approval require consultation with local planning authorities. Additionally, full review and approval by provincial government departments and agencies through the Interdepartmental Planning Board is also required.

This plan shall be reviewed at such time as the Provincial Land Use Committee of Cabinet or the Crown Land Classification Committee considers it necessary or when a Planning District Board is reviewing its Development Plan or 5 years after coming into effect of the plan or from the last review, as the case may be.

The Crown Land Classification Committee is responsible for ensuring that future plan reviews, proposed amendments and classification appeals are processed and implemented as per approved policy and procedure.

LAND USE IMPLEMENTATION

The land use intent as outlined in this Crown Land Use Classification Plan shall be carried out through the application of the "Interdepartmental Operational Crown Land Plan" prepared for each municipality in the Planning District.

Operational Crown Land Plans are prepared, amended and approved by the Crown Land Classification Committee. Appeals to operational plans shall also be directed to the Crown Land Classification Committee with the Provincial Land Use Committee the final authority.

These Operational Plans shall:

a) Be consistent with and carry out the intent of this Plan, and

b) Identify in map format the permitted uses and intensity of use for those parcels of Crown land in the Planning District.

LAND USE ADMINISTRATION

The use of Crown land is administered through instruments such as leases, permits, contracts, agreements, etc. which are issued by the Crown to individuals, corporations, etc. or declared by the Crown through Orders-in-Council.

Most of the Crown land outside of Order-in-Council areas (i.e., Crown land not included in Community Pastures, Provincial Parks, Provincial Forests, and Wildlife Management Areas) are administered under the authority of the Crown Lands Act. This Act is administered by the Department of Natural Resources, Lands Branch with certain specified sections the responsibility of the Department of Agriculture, Agricultural Crown Lands Branch.

These contracts, leases, permits, agreements, etc. must be in conformity with this Plan and the Interdepartmental Operational Crown Land Plan.

Appendices

Appendix 1. Site Specific Crown Land Classifications

LOCATION	SIZE (hectares)	CLASSIFICATION
R.M. of Rockwood		
1. Pt. E½ LS 16 & Pt. NE LS 9, lying to the east of Cresent Lake	5.5	Agriculture-Native Environment Lands Co-Major
2. Pt. SE 15-17-01E	0.7	Natural Lands
3. Pt. NE 15-17-01E	11.2	Agriculture-Native Environment Lands Co-Major
4. Pt. NW 15-17-01E	22.7	Agriculture-Native Environment Lands Co-Major
5. Pt. NE 16-17-01E	0.8	Natural Lands
6. Pt. NE 20-17-01E	2.2.	Natural Lands
7. Pt. NE 21-17-01E	1.2	Natural Lands
8. Pt. NW 21-17-01E	21.9	Agriculture-Native Environment Lands Co-Major
9. Pt. SW 21-17-01E	2.0	Natural Lands
10. Pt. SW 22-17-01E	1.5	Natural Lands
R.M. of Rosser		
1. Pt. SW 11-12-01W	1.4	Natural Lands
2. Pt. NE 16-12-01W	1.2	Utility Site
3. Pt. SW 25-12-02E	1.1	Utility Site

For those parcels identified in this appendix the following applies:

A. Agriculture-Native Environment Lands Co-Major - Classification AN

Policies/Guidelines

See text proper - same policies and guidelines apply

B. Natural Lands - Classification N

Policies/Guidelines

a) The area will be kept from development and long-term commitment to secondary uses. As such, the area will remain as it occurs in nature

b) Management of these areas will be the responsibility of the Department of Natural Resources.

c) No development or agricultural use will be allowed at this time.

d) Other non-consumptive uses may be allowed if considered appropriate by the Department of Natural Resources.

C. Utility Site - Classification UT

Policies/Guidelines

a) No development or other use will be allowed which is not compatible with the existing or intended use.

RECORD OF AMENDMENTS